

Town of Red Hook Planning Board

Approved Meeting Minutes / Monday, March 6, 2023

Chairman Sam Phelan called the meeting to order at 7:30 pm. A quorum was determined present for the conduct of business. Members present at Town Hall: Sam Phelan, Kristina Dousharm, Lew Rose, and Karen Smythe. Maxine Coleman and Arthur Salman were absent. Planning Board Clerk, Jordan Rosario, was also present at Town Hall. Planning Consultant Ted Fink and engineering consultant Brandee Nelson were present via zoom.

Mr. Phelan added one item to the agenda under Other Business. It was determined that the Board could not open the first Public Hearing because Board member Kristina Dousharm would need to recuse herself and therefore there will not be a quorum, which would be required to vote to open the hearing. The Public Hearing for the Reclaimed Motel was not opened.

Kristina Dousharm moved to accept the draft February 21 meeting minutes. Karen Smythe seconded and all members voted in favor.

PUBLIC HEARINGS

Reclaimed Motel - 7958 Albany Post Rd - Site Plan Review

Public Hearing on an application to modify an existing structure to create 3 motel rooms and expand an existing non-conforming use of a motel on a 1.62-acre parcel in the RD3 Zoning District.

Due to a lack of a quorum to open the hearing, the Public Hearing was rescheduled to March 20, 2023.

Bard College: Montgomery Place Path & Pedestrian Bridge – Special Use Permit, Site Plan and Certificate of Appropriateness

Extended Public Hearing on an application to construct a pedestrian pathway connecting the Bard College Main Campus and the Montgomery Place Campus in the Historic Landmarks Overlay and Scenic Corridor Overlay Zoning Districts. The proposed path would begin at 1259 River Rd and continue until the Montgomery Place Visitor Center at 55 Montgomery Place.

Applicant's representative Amy Parrella was present. She said the NYS Office of Parks, Recreation and Historic Preservation has not yet completed review of the project. The Board tabled the project because they could not move forward without the support of Lew Rose, who opposed the project because he feels the pathway is not adequately lighted. The public hearing will be continued March 20.

OLD BUSINESS

Bard College Ground Mounted Solar Array – Special Use Permit, Site Plan & CoA

Continued discussion on an application to construct a ground mounted solar array in a vacant field on the College campus.

Applicant's representatives John O'Conner and Brendan Boland were present. Mr. Boland gave an update of the project decommissioning plan and agreement. Lew Rose and Mr. Boland discussed some of the language and details of the draft plan.

The Board reviewed SEQR parts 2 and 3 and found no negative environmental impacts. Karen Smyth moved to adopt a Parts 2 and 3. Kristina Dousharm seconded and the motion passed unanimously.

The Board then reviewed a Local Waterfront Revitalization Program determination which judged the project to be consistent with the policies. Karen Smyth moved to adopt it. Kristina Dousharm seconded and all members voted in favor. Kristina Dousharm moved to adopt a SEQR Negative Declaration. Karen Smyth seconded and all members voted in favor.

NEW BUSINESS

Bard College New Residence Halls – Site Plan & Special Use Permit

Presentation of an application to construct 4 new residence halls and a student center on Bard College Campus located in the Institutional District.

Applicant's representatives Colleen Alexander, Michael Clayton, Van Tiberia, KPF Architects, DBI Projects, Langen Engineering and Dirt Works Landscape Architecture and Design. Each contractor gave an overview of the various components of the project, including building locations, design and materials, lighting and landscaping.

Brandee Nelson summarized her initial review of the project.

Sam Phelan commented that the proposed project is in the most historic district of Bard College and the proposed buildings are very different architecturally than the surrounding established buildings. He said he understood the eclectic architecture that exists in pockets of the campus, but the proximity to the Robins building was concerning to him.

Ted Fink summarized his initial review of the project.

The Board reviewed a Resolution declaring itself as Lead Agency for SEQR. Karen Smyth moved to approve it. Kristina Dousharm seconded and the motion passed unanimously.

Mr. Rose asked when Bard anticipates approval. Ms. Alexander replied September 1. The Board and applicants discussed timing and deadlines for the process.

7 Pines Building Envelope Amendment

Presentation of an application to amend the previously approved building envelope.

Applicant’s representative Marie Welch was present. She gave an overview of the project. Kristina Dousharm moved to approve the relocation of the building envelope. Lew Rose seconded and all members voted in favor.

OTHER BUSINESS

Pre-Submission Discussion The Barn Taproom – 229 Pitcher Ln

Discussion on a proposal to open a taproom at 229 Pitcher Ln.

Megan Jordan proposes establishing a beer tasting room into a recently vacated Abandoned Cider tasting room at Greig Farm market. Board members noted that the Town Code requires that a portion of the beer ingredients must come from Greig Farm.

She was advised to apply for Site Plan.

ADJOURNMENT

There being no further business before the Board, Ms. Smythe moved to adjourn. Ms. Dousharm seconded, and all members voted in favor.

Respectfully Submitted



Kathleen Flood
Planning Board Clerk

Project:	Bard College Ground Solar
Date:	March 2, 2023

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. <u>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Will the proposed action result in a change in the use or intensity of use of land?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Will the proposed action impair the character or quality of the existing community?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. <u>Will the proposed action impact existing:</u> a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. <u>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. <u>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. <u>Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. <u>Will the proposed action create a hazard to environmental resources or human health?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

8. The area of the proposed ground mount solar arrays, including the array and fence posts as well as the proposed electrical conduit trenching will occur in an area known to include important archaeological resources. The applicant proposes to fully comply with the recommendations of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) to avoid impacts to those resources and will incorporate the specific style of posts to be driven into the ground and will undertake any further changes to the proposed site plans to accommodate OPRHP’s recommendations.

No other adverse environmental impacts have been identified.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Red Hook Planning Board	March 6, 2023
_____ Name of Lead Agency	_____ Date
Sam Phelan	Chairman
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
<i>Samuel Phelan</i>	J. Theodore Fink, AICP
_____ Signature of Responsible Officer in Lead Agency	<i>J. Theodore Fink</i> Signature of Preparer (if different from Responsible Officer)

LOCAL WATERFRONT REVITALIZATION PROGRAM CONSISTENCY DETERMINATION
Town of Red Hook, New York

On May 2, 1995, the Town of Red Hook adopted a Local Waterfront Revitalization Program (LWRP), which was approved by the New York State Department of State on September 20, 1995. The LWRP requires that the lead agency under the State Environmental Quality Review Act (SEQR) must make a determination that an action under its jurisdiction which is located within the Coastal Boundary is consistent to the maximum extent practicable with the LWRP prior to approving, funding or undertaking the action.

This form is designed to assist the Planning Board in making a consistency determination. The form lists the 44 policies of the LWRP. Applicants are requested to make a preliminary assessment of the project's consistency by completing the attached Table, which the Planning Board will review in making its determination. For each policy, applicants are requested to indicate that the project is either "consistent" or "not consistent" with the policy, or that the policy is "not applicable," by checking the appropriate column. For an explanation of the policies, please review the LWRP, which is on file in the Planning Board office in the Red Hook Town Hall.

Section V.C of the LWRP states that if the agency determines that the proposed action would cause a substantial hindrance to the achievement of the LWRP policies, such action shall not be undertaken unless the agency determines with respect to the proposed action that:

- a. No reasonable alternatives exist which would permit the action to be undertaken in a manner which will not substantially hinder the achievement of the LWRP policy standards and conditions;
- b. The action would be undertaken in a manner which will minimize all adverse effects on the LWRP policy standards and conditions to the maximum extent practicable; and
- c. The action will result in an over-riding Town, regional or state-wide public benefit.

Applicants whose proposals are not consistent with the LWRP policies must provide evidence that the above standards will be met before the Planning Board can issue a consistency determination.

Name of Action: Bard College Ground Mount Solar System

Consistency Determination

The Town of Red Hook Planning Board has reviewed the proposed action against the policies of the Town's Local Waterfront Revitalization Program and has determined that the proposed action is consistent with the policies of the LWRP.

Samuel Phelan
Planning Board Chairperson

March 6, 2023
Date

Local Waterfront Revitalization Consistency Form				
Policy	N/A	Consistent		Comments
		Yes	No	
A. Development Policies				
1. Not applicable to Red Hook.	✓			
1A. Encourage growth of the tourism sector of the Town economy through: (1) preservation, enhancement and/or reuse appropriate areas and structures within the LWRP area/Historic Shorelands Scenic District, and (2) taking steps to inform the public of existing areas of historic, scenic, and recreational interest.	✓			
2. Facilitate the siting of water-dependent uses and facilities on or adjacent to coastal waters.	✓			
3. Not applicable to Red Hook.	✓			
4. Not applicable to Red Hook.	✓			
5. Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitate its location in other Coastal Areas.		✓		
6. Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.		✓		
B. Fish and Wildlife Policies				
7. Significant coastal fish and wildlife habitats, as identified on the Coastal Area Map, shall be protected, preserved, and, where practical, restored so as to maintain their viability as habitats.		✓		
7A. Protect the areas identified as significant habitat areas by the Department of State as well as the creeks, kills, wetland and cove areas draining into and adjacent to the Hudson River from alteration and/or pollutant discharge by residential, commercial, agricultural or industrial uses in order to maintain their viability as habitat areas.		✓		
8. Protect fish and wildlife resources in the Coastal Area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sublethal or lethal effect on those resources.		✓		

Local Waterfront Revitalization Consistency Form				
Policy	N/A	Consistent		Comments
		Yes	No	
9. Expand recreational use of fish and wildlife resources in Coastal Areas by increasing access to existing resources, supplementing existing stocks, and developing new resources. Such efforts shall be made in a manner which ensures the protection of renewable fish and wildlife resources and considers other activities dependent on them.	✓			
10. Further develop commercial finfish, shellfish, and crustacean resources in the Coastal Area by: (1) encouraging the construction of new, or improvement of existing, on-shore commercial fishing facilities; (2) increasing marketing of the State's seafood products; and (3) maintaining adequate stocks and expanding agricultural facilities. Such efforts shall be in a manner which ensures the protection of such renewable fish resources and considers other activities dependent on them.	✓			
C. Flooding and Erosion Hazards Policies				
11. Buildings and other structures will be sited in the Coastal Area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.		✓		
12. Activities or development in the Coastal Area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs. Primary dunes will be protected from all encroachments that could impair their natural protective capacity.		✓		
13. The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.	✓			
14. Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.	✓			
15. Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent of such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.	✓			

Local Waterfront Revitalization Consistency Form				
Policy	N/A	Consistent		Comments
		Yes	No	
16. Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.	✓			
17. Whenever possible, use non-structural measures to minimize damage to natural resources and property from flooding and erosion. Such measures shall include: (1) the set back of buildings and structures; (2) the planting of vegetation and the installation of sand fencing and draining; (3) the reshaping of bluffs; and (4) the flood-proofing of buildings or their elevation above the base flood level.		✓		
D. General Policy				
18. To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the Coastal Area must give full consideration to those interests, and to the safeguards which the State and municipality have established to protect valuable coastal resource areas.		✓		
E. Public Access Policies				
19. Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities so that these resources and facilities may be fully utilized in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas and waterfront parks	✓			
20. Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly-owned shall be provided, and it should be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.	✓			
20A. Reasonable vehicular access and pedestrian access shall be provided, whenever feasible, to the publicly owned foreshore and public ownership or easement over adjoining land will be pursued, where appropriate.	✓			

F. Recreation Policies				
<p>21. Water-dependent and water-enhanced recreation will be encouraged and facilitated, and will be given priority over non-water-related uses along the coast, provided it is consistent with the preservation and enhancement of other coastal resources and takes into account demand for such facilities. In facilitating such activities, priority shall be given to areas where access to the recreation opportunities of the coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development.</p>	✓			
<p>21A. Undertake efforts to establish a Town dock and park area or areas in Barrytown to provide public access for water-related recreation activities including fishing and boating.</p>	✓			
<p>22. Development, when located adjacent to the shore, will provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the development.</p>	✓			
G. Historic Resource Policy				
<p>23. Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the nation.</p>		✓		
<p>23A. Conserve, protect, preserve and, if appropriate, promote the adaptive reuse of places, sites, structures, views and features in the Coastal Area of the Town of Red Hook of special historic, cultural or archaeological significance or which by reason of association with notable people or events, or of the antiquity or uniqueness of architectural and landscape design particular significance to the heritage of the Town.</p>		✓		
H. Scenic Quality Policies				

24. Prevent impairment of scenic resources of statewide significance, as identified on the Coastal Area Map. Impairment shall include: (i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the destruction, or removal of structures, whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and (ii) the addition of structures which because of siting or scale will reduce identified views or which because of scale, form, or materials will diminish the scenic quality of an identified resource.		✓		
24A. Prevent impairment of the Estates District Scenic Area of Statewide Significance.		✓		
24B. Prevent impairment of the Ulster North Scenic Area of Statewide Significance.		✓		
25. Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the Coastal Area.		✓		
25A. Prevent impairment of scenic resources incorporated within the Mid-Hudson Historic Shorelands Scenic District.		✓		
25B. Protect and enhance the scenic qualities of roads in the Town designated as scenic roads.		✓		
I. Agricultural Lands Policy				
26. Not applicable to Red Hook.	✓			
26A. To conserve and protect agricultural lands in the Coastal Area of the Town of Red Hook, an action shall not result in a loss, nor impair the productivity of important agricultural lands, if that loss or impairment would adversely affect the viability of agriculture in an Agricultural District, or if there is no Agricultural District, in the area surrounding such lands.		✓		
2 J. Energy and Ice Management Policies				
27. Decisions on the siting and construction of major energy facilities in the Coastal Area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.	✓			
28. Ice management practices shall not damage significant fish and wildlife and their habitats, increase shoreline erosion or flooding, or interfere with the production of hydroelectric power.	✓			
29. Not applicable to Red Hook.	✓			

K. Water and Air Resources Policies				
30. Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and national water quality standards.	✓			
31. State Coastal Area policies and purposes of approved Local Waterfront Revitalization Programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.	✓			
32. Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.	✓			
33. Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.	✓			
34. Discharge of waste materials into coastal waters from vessels will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.	✓			
35. Dredging and dredge spoil disposal in coastal waters will be undertaken in a manner that meets existing State dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.	✓			
36. Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.	✓			
37. Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.		✓		
38. The quality and quantity of surface water and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.		✓		
38A. Work to re-establish and maintain the Saw Kill Water Quality Surveillance Program.	✓			

<p>39. The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within Coastal Areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.</p>	<p>✓</p>			
<p>40. Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to State water quality standards.</p>	<p>✓</p>			
<p>41. Land use or development in the Coastal Area will not cause national or State air quality standards to be violated.</p>	<p>✓</p>			
<p>42. Coastal management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.</p>	<p>✓</p>			
<p>43. Land or development in the Coastal Area must not cause the generation of significant amounts of the acid rain precursors: nitrates and sulfates.</p>	<p>✓</p>			
<p>44. Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.</p>	<p>✓</p>			

617.12(b)
State Environmental Quality Review (SEQR)
Local Waterfront Revitalization Program
Resolution Authorizing Negative Declaration and Coastal
Consistency

Name of Action: Bard College Ground-Mount Solar System Site Plan/Special Permit

Whereas, the Town of Red Hook Planning Board is the SEQR Lead Agency for conducting the environmental review and coastal consistency assessment of applications for Site Plan and Special Use Permit approvals for a proposed 750 kW ground-mounted solar array (Large Solar Energy System) mounted in a field in close proximity to an existing ground-mounted solar array and located approximately 500 feet Northwest of Bard College's existing maintenance yard and soccer field on the campus of Bard College, Town of Red Hook, Dutchess County, New York, and

Whereas, the Planning Board classified the action as an Unlisted action on 11/7/22, circulated for lead agency, and there being no other Involved Agency that contested the Planning Board's intent to be lead agency, conducted the SEQR review process, and

Whereas, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) for the action, including the Part 1, Part 2, and Part 3 dated 7/15/22 and as revised or updated through March 6, 2023, the probable environmental effects of the action against the Criteria For Determining Significance found in NYCRR 617.7.c, and has considered such impacts as disclosed in the EAF.

Whereas, the Planning Board, acting as the Town of Red Hook Waterfront Advisory Committee, has reviewed and considered a Local Waterfront Revitalization Program (LWRP) Consistency Determination form dated March 6, 2023 addressing consistency with the Town of Red Hook LWRP's policies.

Now Therefore Be It Resolved, that the Planning Board adopts the findings and conclusions relating to probable environmental effects contained within the attached EAF and Negative Declaration and authorizes the Chairman to execute the EAF and file the Negative Declaration in accordance with the applicable provisions of law, and

Be It Further Resolved, that the Planning Board authorizes the Chairman to take such further steps as might be necessary to discharge the Lead Agency's responsibilities on this action, including the filing of the Negative Declaration in accordance with NYCRR 617.12(c)(1), and

Be It Further Resolved, that the Town of Red Hook Planning Board, acting as the Town of Red Hook Waterfront Advisory Committee, has reviewed the proposed action against the policies of the Town of Red Hook LWRP, has determined that the proposed action is consistent with the policies of the LWRP, and authorizes the Chairman to sign the LWRP Consistency Determination form.

On a motion by Kristina Dousharm, seconded by Karen Smythe, and a roll call vote, which resulted as follows:

Chairman Sam Phelan	Voting	<u>Yes</u>
Member Maxine Coleman	Voting	<u>Absent</u>
Member Kristina Dousharm	Voting	<u>Yes</u>
Member Arthur Salman	Voting	<u>Absent</u>
Member Lewis Rose	Voting	<u>Yes</u>
Member Karen Smythe	Voting	<u>Yes</u>
& one vacant seat		

Resolution was declared adopted on March 6, 2023.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant

Jordan Rosario
Jordan Rosario, Clerk to the Planning Board

March 8, 2023
Date

617.6
State Environmental Quality Review (SEQR)
Resolution Establishing Intent to be Lead Agency
Type I Action

Name of Action: Bard College Residence Halls

Whereas, the Town of Red Hook Planning Board is in receipt of applications for Site Plan and Special Use Permit approvals from Bard College for a ± 91 acre area of the College's overall 900 acre site located along River Road in the Town of Red Hook, Dutchess County, New York; and

Whereas, an Environmental Assessment Form (EAF) dated February 6, 2023 was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type I Action; and

Whereas, the Planning Board has determined that the proposed project is not within an agricultural district nor within 500 feet of a farm operation within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) do not apply; and

Whereas, after examining the EAF, the Planning Board has determined that there are other involved and/or federal agencies on this matter including the New York State Department of Environmental Conservation, the Town of Red Hook Zoning Board of Appeals, with interested agencies including the New York State Office of Parks Recreation and Historic Preservation, and the Dutchess County Department of Planning and Development.

Now Therefore Be It Resolved, that the Planning Board hereby declares its intent to be lead agency for the review of this action; and

Be It Further Resolved, that the Planning Board hereby authorizes its Chairman to circulate the attached lead agency coordination request letter(s) to all other involved and interested agencies and to discharge any other SEQR responsibilities as are required by 6 NYCRR 617 in this regard; and

Be It Further Resolved, that unless an objection to the Planning Board assuming lead agency status is received within thirty (30) days of the date of mailing the EAF, the Planning Board will become lead agency for the review of this action.

On a motion by Lew Rose, seconded by Karen Smythe, and a roll call vote, which resulted as follows:

Chairman Sam Phelan	Voting	<u>Yes</u>
Member Maxine Coleman	Voting	<u>Absent</u>
Member Kristina Dousharm	Voting	<u>Yes</u>
Member Arthur Salman	Voting	<u>Absent</u>
Member Lewis Rose	Voting	<u>Yes</u>
Member Karen Smythe	Voting	<u>Yes</u>
& one vacant seat		

Resolution was declared adopted on March 6, 2023.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant

Jordan Rosario
Jordan Rosario, Clerk to the Planning Board

March 7, 2023
Date