

Town of Red Hook Planning Board
Approved Minutes / Monday May 1, 2023

Chairman Sam Phelan called the meeting to order at 7:35 pm. A quorum was determined present. Members present were Sam Phelan, Kristina Dousharm, Karen Smythe, and Maxine Coleman. Arthur Salman was absent. Also present were Planning Board Clerk Katie Khakhar, and via Zoom, Planning Consultant Ted Fink and engineering consultant Brandee Nelson. Kristina Dousharm moved to approve the Draft minutes for March 20, 2023, Karen Smythe seconded, and all members voted in favor.

PUBLIC HEARINGS

Jordan Homestead Barn Taproom – Site Plan – 229 Pitcher Lane

Public Hearing for an application to establish a brewery and taproom at Greig Farm Market in the Agricultural Business District.

Ms. Dousharm moved to open the hearing. Ms. Smythe seconded and all members voted in favor. Applicant Megan Jordan gave an overview of the project and answered some questions regarding parking facing Pitcher Lane which is not in compliance with the approved Site plan. Norman Greig agreed to tell violators that they must park facing the barn.

Sam Phelan asked if there were any additional questions or comments from the public. There were none.

The board reviewed a draft approval resolution and discussed some revisions. Ms. Smythe moved to adopt it. Ms. Dousharm seconded it. All members voted in favor.

OLD BUSINESS

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

Continued discussion on application to construct four new residence halls and a student center on Bard College Campus located in the institutional district. Applicants Coleen Alexander and Michael Clayton, and applicant representative Laurel Reiter were present. The applicants reviewed the updates to the submitted site design.

Ms. Nelson reviewed her comments dated March 17, 2023, in particular, the storm water management and accessibility ramps.

The applicants will have a Public Hearing for a height variance with the Zoning Board of Appeals on May 10, 2023.

NEW BUSINESS

Steighner-Certificate of Appropriateness – 73 Old Post Road

The applicant, Chris Steighner, was present via Zoom. He described the approximate 60' x 80' deer fence project on 73 Old Post Road, located in the Hamlet district.

The Board reviewed the comments from the Design Review Committee dated April 20, 2023 in which they recommended that the CoA be approved.

The Board agreed to waive the Public Hearing.

The Board reviewed a SEQR Type II resolution. Ms. Smythe moved to adopt, Ms. Dousharm seconded it, and all members voted in favor.

The Board reviewed the CoA. Ms. Dousharm moved to adopt, Ms. Smythe seconded it, and all members voted in favor.

New Beginnings Assembly of God Church (NBAGC)-Shafer 's LLC Lot Line Adjustment – 8059 Albany Post Road and 8053 Albany Post Road

Applicants Pete Hubbell, Vanessa Shafer and were present. The Applicants reviewed the lot line adjustment between 8059 and 8053 Albany Post Road.

The Board reviewed the Type II SEQR resolution. Ms. Dousharm moved to adopt it. Ms. Smythe seconded it, and the Board voted in favor.

A public hearing was scheduled for the next Planning Board meeting on May 15, 2023.

Lewis August Jonas Foundation Lot Line Adjustment – Oriole Mills Road

Jill Feldstein, Helene Matera, Thomas Cummings and Carney Rhinevault were present. The applicants reviewed the application to alter the lot lines to two parcels located on 150 & 110 Oriole Mills Road in the Agricultural Business District. The re-alignment is needed to allow construction of a septic field on only one parcel.

Ms. Dousharm moved to adopt a Type II SEQR resolution, Ms. Smythe seconded, and the Board voted in favor.

A public hearing was scheduled for the next Planning Board meeting on May 15, 2023.

Bard College Temporary Housing - 30 Campus Road - Site Plan, Special Use Permit and Certificate of Appropriateness

Applicants Vincenzo Tiberia, Scott Cruikshank, and Coleen Alexander reviewed the site map and location of the temporary housing, discussed the utility hook-ups for that location, and reviewed the location for the temporary overflow parking.

The board discussed the reasons for the location of the site for the temporary housing, the site of the temporary overflow parking and reviewed the engineering comments submitted on April 28, 2023, by Ms. Nelson.

Ms. Dousharm moved to adopt the Type II SEQR resolution. Ms. Smythe seconded and the board voted in favor.

The applicants agreed to submit additional site plan materials detailing the construction of the overflow parking and required clearing of the area. They also will further explain why the parking lot near the water tower was chosen for location of the temporary dorms.

Carson Power -Rhinebeck Solar 1 – 7099 Albany Post Road – Site Plan, Special Use Permit
Applicant representative Andrew Gordon presented the application to construct a Ground Mount Large Solar Energy farm on the 37.4-acre parcel in the Agricultural Business District. He discussed the two variances that will be required from the ZBA. The first one deals with the issue of constriction of a solar array on prime agricultural soils and the second variance concerns constriction on Army Corps wetlands.

Ms. Nelson asked if the applicant received a jurisdictional determination on the wetland delineation and if they received pre-clearance from Central Hudson to connect the circuits. Mr. Gordan confirmed they received the determination from DEC but did not know if it had been submitted to the Army Corps New York office. He confirmed they have the pre-clearance from Central Hudson. Ms. Nelson encouraged the applicant to start the inquiry with the State Historic Preservation.

The Board discussed the delineation process regarding the wetlands areas and reviewed the comments from Ted Fink received on April 28, 2023.

Bard College Montgomery Place porch repair – 1248 River Road – Site Plan and Certificate of Appropriateness

Applicant Vincent Tiberia presented the application to repair the west porch of Montgomery Place located on a 175-acre parcel in the Institutional and National Landmark District. He discussed the materials that will be used, the planned restoration process and the timeframe for the restorations.

The Board reviewed the comments submitted on April 20, 2023 from the Design Review Committee in which they recommended that the CoA be approved.

Ms. Smythe moved to adopt Type II SEQR resolution. Ms. Dousharm seconded, and the Board voted in favor.

A public hearing was scheduled for the next Planning Board meeting on May 15, 2023.

OTHER BUSINESS:

Extension request – Shafer’s Hudson Valley

Ms. Dousharm made a motion to extend the deadline for 3 months from the previous extension. Ms. Smythe seconded and all members voted in favor. The Shafer’s new deadline is July 18, 2023.

ADJOURNMENT

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

Respectfully submitted,

Katie Khakhar