

**Town of Red Hook Planning Board
Minutes / Monday June 5, 2023**

Planning Board Members met on June 5, 2023 at 6:30pm for a work session to review the Local Waterfront Revitalization Program with Town Planner, Ted Fink. Ted Fink reviewed the Coastal Zone Areas and gave an overview of the LWRP. The work session will continue at the next Planning Board Meeting.

Chairman Sam Phelan called the meeting to order at 7:15 pm. A quorum was determined present. Members present were Kristina Dousharm, Karen Smythe, and Ariadne Montare. Maxine Coleman was present via zoom. Also present were Planning Board Clerk Katie Khakhar in person, Planning Consultant Ted Fink and engineering consultant Brandee Nelson, via zoom.

Sam Phelan reviewed the agenda and added a discussion of New Business, AT&T Peter's Kill Site Plan & Special Use Permit.

Karen Smythe moved to approve the Draft minutes for May 15, 2023, Kristina Dousharm seconded, and all members voted in favor.

Announcements- The Planning Board members will be meeting 30 minutes before the next Planning Board Meeting for a continued work session to review the LWRP.

Sam Phelan reminded members of the advanced training requirements for Planning Board Members.

PUBLIC HEARINGS

Bard College Temporary Housing – 30 Campus Road – Site Plan, Special Use Permit – Applicant Vin Tiberia & Scott Cruickshank

Public Hearing for an application to erect three 1,747 square foot modular housing units temporarily in an existing parking lot on the Bard College campus.

Applicant Vincenzo Tiberia was present at Town Hall. Karen Smythe moved to open the Public Hearing, Kristina Dousharm seconded, and all members voted in favor. Vincenzo Tiberia gave an overview of the project. Planning Board members had several questions about the length of time the temporary dorms would be in operation. Mr. Tiberia responded that the tear down and rehabilitation of the site would begin in the Spring of 2026, after the permanent dorms have been occupied. There was additional discussion about restoration of the forest in the temporary parking lot. The proposed plan is acceptable however the Planning Board does not require the planting of shrubs and would prefer a variety of sizes of the trees planted.

Sam Phelan asked if there were any additional questions or comments. There were none. Karen Smythe moved to close the Public Hearing, Kristina Dousharm seconded, and all members voted in favor.

The board reviewed the LWRP Coastal Assessment Form. Kristina Dousharm moved to approve, Karen Smythe seconded, and all members voted in favor.

The board reviewed the Site Plan and Special Use Permit Approval Resolution Karen Smythe moved to approve, Kristina Dousharm seconded, and all members voted in favor.

OLD BUSINESS

NEW BUSINESS

AT&T Peter's Kill – Site Plan & Special Use Permit- Route 9G- Applicant George Santoire Applicant Rep Lindsey Haubenreich

Application to install a new 100ft wireless telecommunications within a 100ft x 100ft lease area located on a 3.09-acre parcel on Route 9G in the RD-3 district.

The Planning Board Members reviewed the application received on May 12, 2023, the history of the parcel and the Use Variance granted by the ZBA. They questioned what was foremost- the zoning code as it exists today or the prohibition of uses on that property as was dictated in the Use Variance.

The board members had questions regarding why this application was proposed. Brandee Nelson added the application included technical data, such as a radio frequency analysis which reviewed the cell coverage in the area, as the need for this installation.

Ariadne Montare moved to grant authority to Sam Phelan to discuss this application with the lawyer. Kristina Dousharm seconded, and all members voted in favor.

OTHER BUSINESS

Discussion regarding Planning Board Meeting Times

The Planning Board Members discussed moving the July 3, 2023 meeting to June 26, 2023 to accommodate for the upcoming holidays. The meeting will begin with the continued work session for the LWRP.

ADJOURNMENT

Karen Smythe moved to adjourn the meeting. Maxine Coleman seconded, and all members voted in favor.

The next regular meeting of the Town Planning Board will occur on Monday June 26, 2023 at 7:00pm. A work session to discuss the LWRP will be June 26, 2023 at 6:30pm.

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk