

**Town of Red Hook Planning Board
Minutes / Monday September 18, 2023**

Chairman Sam Phelan called the meeting to order at 6:40pm. A quorum was determined present. Members present were Sam Phelan, Kristina Dousharm, Arthur Salman, Maxine Coleman, Karen Smythe, and Ariadne Montare, in person. Also present were Planning Board Clerk Katie Khakhar in person, Planning Consultant Ted Fink and Engineering Consultant Chris Rokos, via zoom.

Sam Phelan reviewed the agenda. Due to the cancellation of the Solar Array Work Session, Other Business agenda items were moved up.

OTHER BUSINESS

Discussion regarding Truck Routes- Local Law F- Town Supervisor, Robert McKeon, explained Local Law F was amended to remove the identified truck route system to allow larger trucks to travel on appropriate roadways. The planning members discussed the changes to determine if they are consistent with the LWRP. Planning Consultant Ted Fink reviewed the associated CAF. Karen Smythe made a motion to accept the CAF. Kristina Dousharm seconded the motion, and all members voted in favor.

Discussion regarding the cost of the Certificate of Appropriateness Applications. The board members discussed raising the CoA application fee to cover the rising costs of publishing Public Hearing Notices as well as enabling an escrow to cover consultations fees. Kristina Dousharm moved to recommend the Town Board raise the CoA application fee to \$100.00 and to allow the Planning Board to collect an escrow fee. The basis for assessing the initial escrow requirement needs to be determined. Karen Smythe seconded, and all members voted in favor.

PUBLIC HEARINGS

Fox- Townsend Certificate of Appropriateness- Applicants Arron Fox and Dominique Townsend- Public Hearing for an amended application for a Certificate of Appropriateness for the installation of a new fence at 112 Old Post Road, located in the Hamlet District.

Karen Smythe moved to open the Public Hearing. Ariadne Montare seconded, and all members voted in favor. Applicants Dominique Townsend and Aaron Fox, present via zoom, gave an overview of the application, explained why they amended their original application from a 6 ft solid fence to a 4 ft high picket fence and stated they intent to install the fence along two sides now, and the other two sides in the future.

There was no public comment. The board reviewed the comments from the DRC submitted on Sept 15, 2023. Ariadne Montare moved to accept the Certificate of Appropriateness. Kristina Dousharm seconded, and all members voted in favor.

Karen Smythe moved to close the Public Hearing. Kristina Dousharm seconded, and all members voted in favor.

Hudson River Renewables- 1288 Annandale Road- Certificate of Appropriateness- Applicant Representative Jeff Nazri/ Jim Goff – Public Hearing for an application to install a 7.3 residential rooftop solar system with battery backup on parcel number 524427 located on 1288 Annandale Road in the Hamlet of Annandale and the Historic Overlay District.

Kristina Dousharm moved to open the Public Hearing. Karen Smythe seconded, and all members voted in favor. Applicant representative Jim Goff, present via zoom, explained this was an installation of additional solar panels on the house that currently has solar panels.

There were no public comments. The board members reviewed submitted images of the different viewpoints and the DRC comments submitted on Sept 15, 2023.

Karen Smythe moved to close the Public Hearing. Kristina Dousharm seconded, and all members voted in favor. Kristina Dousharm moved to accept the Certificate of Appropriateness. Karen Smythe seconded, and all members voted in favor.

Nevill-Manning Certificate of Appropriateness- Applicant Representative Brian Messana, Owners – Eversleigh LLC- Public Hearing for an application to renovate an existing single story 1550 sq ft cottage on parcel number 255660 located at 245 Woods Road in the Water Conservation District, Limited Development District, and the Scenic Corridor Overlay.

Karen Smythe moved to open the Public Hearing. Ariadne Montare seconded, and all members voted in favor.

There were no public comments.

The board members assessed the siding material sample submitted by the applicants. Applicant representative Brian Messana, present via zoom, explained the reasons for choosing this material and reviewed the submitted images of different viewpoints of the cottage. The board discussed the reflective property of the siding, the cottage's setback distance from the river, and the potential interference to birds and the natural environment. The board members suggested the applicant reconsider the type of siding installed on the side of the house facing the river.

Planning Consultant Ted Fink added this property is included in multiple scenic districts and because it is within 1000 ft of the high-water mark of the river, it will require a Special Use Permit. He also stated the National Historic Landmark District, of which this property is located, restricts the use of structures made of reflective material or of a color that stands out in nature. The board members discussed waiting for DRC comments and continuing the Public Hearing.

Kristina Dousharm moved to extend the Public Hearing to October 2, 2023. Ariadne Montare seconded, and all members voted in favor.

OLD BUSINESS

Stone Valley NY LLC Special Use Permit, Site Plan, and Certificate of Appropriateness- Applicant Representatives – Mark Graminski, Andrew Howard, Janice Parker, and David Bae.

Continued discussion of an application to rectify development actions by the prior owner, re-locate existing accessory structures, and to renovate existing accessory structures on parcel number 008190 located at 4-124 Eden Knoll in the Limited Development District and the Water Conservation District.

Applicant representatives Mark Graminski, Andrew Howard, present in person and Janice Parker, and David Bae were present via zoom. The board members questioned how many residences are planned for the property. The applicants answered there are currently 9 residences which will be changed to 6. The board discussed emergency vehicle access near the sports complex and the proposed plans for the Granary building, specifically the siding of the Granary not matching the farmhouse. The applicants offered to identify the proposed siding materials, and the board members suggested they reach out to Design Review Committee to discuss siding options.

A Public Hearing is scheduled for October 2, 2023.

NEW BUSINESS

Cookingham Subdivision- Applicants Town of Red Hook and Theodore Cookingham

Application for a Minor Subdivision/Lot Line Alteration between land of the Town of Red Hook and Theodore F. Cookingham on a total of five (5) separate parcels numbered: 549960, 564993, 378041, 408140, & 557128.

Applicant Representatives Mark Graminski and Town Supervisor Robert McKeon, present in person, gave an overview of the subdivision project which included identifying the subdivision, lot line adjustments, the parcels that will belong to Red Hook Village, and the easements and stewardships. Robert McKeon also described the current trail system and explained the proposed trail system plans.

The board members questioned the farm lane that will be maintained by the Town. Robert McKeon responded the farm lane will not be a Town road, but only maintained by the town. It will both create a legal lot and allow access to the water treatment plant. The board members asked for clarity regarding the future ownership of the different parcels. Robert McKeon clarified which parcels would belong to a farmer, the Town or the Village.

The board members questioned if solar would be installed on these parcels. Robert McKeon clarified there are no current plans for solar, but adding solar is a possible future intention on one parcel.

Kristina Dousharm asked what the expected timeframe for the proposed bridge was to connect the trails. Robert McKeon answered this will most likely require grants, so a timeframe is unknown at this time.

Sam Phelan asked if there were any residential areas on these properties. Robert McKeon explained there is an agricultural farm structure envelope for agricultural buildings. The board members discussed the existing residential structures, future farm residential options allowed, and how this affects planned growth in the Village.

A Public Hearing is scheduled for October 2, 2023.

ADJOURNMENT

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

The next regular meeting of the Town of Red Hook Planning Board will occur on Monday October 2, 2023 at 6:30 pm.

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk