

**Town of Red Hook Planning Board
Minutes / Monday October 16, 2023**

Chairman Sam Phelan called the meeting to order at 6:30pm. A quorum was determined present. Members present were Kristina Dousharm, Karen Smythe, Ariadne Montare, and Arthur Salman in person. 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 explained the applicants of the Stone Valley NY LLC and 245 Woods Road applications requested to be moved onto the next Planning Board meeting agenda.

Solar Array Discussion-

Brandee Nelson gave a presentation on solar arrays which included an introduction to agrivoltaics, solar development in the Hudson Valley, and a review of the current zoning laws pertaining to solar arrays. The Planning Board Members discussed the potential conflicts with the current zoning laws and whether there were qualifications for industry standards for agrivoltaics solar installations.

PUBLIC HEARINGS

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

Extended Public Hearing for an application to rectify development actions, re-locate existing accessory structures, and to renovate existing accessory structures on parcel number 008190 located at 4-124 Eden Knol in the Limited Development District and the Water Conservation District

The applicants are still waiting for the response from SHPO. Karen Smythe made a motion to extend the Public Hearing to November 6, 2023. Kristina Dousharm seconded, and all members voted in favor.

59 Barrytown Road- Certificate of Appropriateness- Applicant Barbara Eichin

Public Hearing and presentation of an application for a Certificate of Appropriateness for the installation of a 6 ft spruce stockade privacy fence on only the west, south, and east sides of a parcel numbered 375914 located at 59 Barrytown Road.

Kristina Dousharm made a motion to open the Public Hearing. Ariadne Montare seconded, and all members voted in favor. Applicant Barbara Eichin was present in person and gave an overview of the application explaining how the privacy has changed due to the surrounding buildings being built up over the years and described the placement of the fencing between landscaping and existing structures.

Public Comment was read. Nick Rooney, owner of an adjacent property, submitted an email in favor of the fence stating he believed a fence would benefit both their properties.

Karen Smythe made a motion to close the Public Hearing. Kristina Dousharm seconded, and all members voted in favor. The board members reviewed the Design Review Committee comments submitted October 1, 2023. Karen Smythe made a motion to approve the Certificate of Appropriateness. Ariadne Montare seconded, and all members voted in favor.

OLD BUSINESS

245 Woods Road- Certificate of Appropriateness and Special Use Permit- Applicant Representative Brian Messana, Owners – Eversleigh LLC

Continued discussion of an application to renovate an existing single story 1550 sq ft guest cottage on parcel number 255660 located at 245 Woods Road in the Water Conservation District, Limited Development District, and the Scenic Corridor Overlay.

The applicants added a Special Use permit to their application, and the board members set a Public Hearing for November 6, 2023.

NEW BUSINESS

Popp- Route 9G - Site Plan- Applicant Robert Popp, Applicant Representative Jordan Valdina

Application for Site Plan approval to clear and grade in a 2-acre area of disturbance as necessary and per plan to allow the construction of a new residence, detached garage, driveway, water supply well, and an on-site septic system on parcel number 508659 located on Route 9G within the Scenic Corridor Overlay (SC-O) District and the Environmental Protection Overlay (EP-O) District

Applicant RJ Popp and applicant representative Jordan Valdina were present in person. Jordan Valdina gave an overview. The applicants explained they planned the placement of the proposed buildings based on the topography of the parcel. They reviewed the wetland areas and the proposed areas of disturbance. The applicants explained the shape of the disturbed area was due to a planned berm to increase privacy. The board members questioned if there were physical restrictions preventing the buildings from being placed in different areas. The applicants explained they were proposed in those areas due to the topography and the existing old growth trees.

The board members recommended the applicants submit concept designs and a landscape design which also maps out the older trees. They planned a Site Visit for a future date. Karen Smythe made a motion to approve the Type II action. Arthur Salman seconded, and all members voted in favor.

Verse Works- 1077 River Road- CoA Applicant s Alex Waxman and Becca and Applicant Representative Vanessa Shafer

Amendment of an application for a Certificate of Appropriateness to raise a roof, replace the metal roof with asphalt singles and modify several windows on parcel 388906, located at 1077 River Road, in both the LD and Scenic Corridor Districts.

Applicants were present via zoom. Applicant representative, Vanessa Shafer, present in person, explained the roof's current condition is in worse condition than anticipated and needs to be addressed immediately. Since the roof will need to be replaced now, the applicants also want to reframe the roof and raise it one foot to allow for more headroom on the second floor and insulation. Vanessa Shafer also reviewed the proposed new windows.

A public hearing is scheduled for November 6th.

Godesky Subdivision- 190 Yantz Road- Applicant Representative Gail Saucier, Owner Mary Godesky

Application for a Minor Subdivision of 18 Acres from the 118.24-acre parcel. Applicant representative Gail Saucier was present in person. She gave an overview of the application and explained the owner's intention is to sell lot 2 as soon as possible.

The board members reviewed the comments from Ted Fink and discussed the subdivision options available due to this parcel being in an agricultural zoning district and a historical area. Ted Fink gave a quick review of some options, including limited development, conservation and the 40-acre options for the applicants. The applicants stated they were interested in the easiest and fastest way to proceed to best help the owner. The board suggested scheduling a work session for further discussion and offered to prepare a statement clearly outlining the different options.

OTHER BUSINESS

ADJOURNMENT

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

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

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk