

**Town of Red Hook Planning Board
Minutes / Monday November 20, 2023**

Chairman Sam Phelan began the discussion at 6:40. It was determined there was no quorum present. Members present were Maxine Coleman, and Arthur Salman in person. Also present were Planning Board Clerk Katie Khakhar in person, and Engineering Consultant Brandee Nelson, via zoom.

Sam Phelan reviewed the agenda and explained that because there was no quorum present, no action could be taken by the Planning Board.

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. The Public Hearing will be resumed on December 4, 2023.

OLD BUSINESS

Bard Performing Arts Lab Applicant Representatives: Laurel Reiter and William Bialosky – Site Plan, Special Use Permit, Certificate of Appropriateness-

Continued discussion of an application to construct a new Performing Arts Lab on Robbins Road in the Historic Landmark District.

Applicant representative Laurel Reiter was present via zoom. She explained the manufacturer of the proposed light fixtures will be modified to meet the light fixture requirements. The construction phasing schedule and geotechnical testing is planned to be completed and submitted soon.

Sam Phelan asked if Laurel had communicated with the Design Review Committee and stated he invited the members of the DRC to attend the public hearing. The DRC has received the updated materials from Bard. There was a brief discussion of the entry way into the Empire State Trail.

A public hearing will be scheduled for December 4, 2023.

NEW BUSINESS

1018 River Road- Heine Certificate of Appropriateness- Applicant Janice Heine- Applicant Representative Jim Fish

Application for a Certificate of Appropriateness of a 275 sq ft addition for a mudroom, entryway, and enlarging an existing bathroom and kitchen on parcel 445775 located at 1018 River Road in Barrytown.

Applicant representative, Jim Fish, was present via zoom. Sam Phelan noted a review of the application would have to be done again at the next meeting due to the lack of a quorum. Jim Fish gave an overview of the project, including the proposed area for the addition, the changes to the windows, and the materials being used. He reviewed the proposed outdoor light fixtures. The board members requested the applicant review the lighting guidelines found on the website in order to adhere to the zoning codes. The applicant stated that the new roofs will be a coated metal with a color to match the existing metal roof.

The board members requested the applicant submit a site plan.

OLD BUSINESS

Mighty Donuts-7269 South Broadway- Amended Site Plan- Applicant Dennis Kanuk

Minor Modification of approved site plan of a donut and coffee shop in the Traditional Neighborhood Commercial Center Zoning District to account for changes required during construction process.

Applicant Dennis Kanuk was present in person. He reviewed the changes to the site plan and noted he had not yet added a sign to the site plan. He is requesting a waiver from the Planning Board for the removal of some trees. The board requested the applicant submit a written response from the Department of Health stating the distance the trees should be placed from the septic system. The board discussed placing the trees between the sidewalk and the street curb. They requested the applicant follow up with the Department of Transportation to determine if trees closer to the road is possible. The board requested the applicant add the location and size of a sign to the site plan.

OTHER BUSINESS

ADJOURNMENT

The next regular meeting of the Town of Red Hook Planning Board will occur on Monday December 4, 2023 at 6:30 pm.

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk