

**Town of Red Hook Planning Board
Minutes / Monday November 6, 2023**

Chairman Sam Phelan called the meeting to order at 6:30pm. A quorum was determined present. Members present were Kristina Dousharm, Ariadne Montare, Maxine Coleman, and Arthur Salman in person. Karen Smythe arrived in person at 6:45pm. 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 the 2024 Planning Board Meeting Schedule and an Approval of an alteration on the map from the Lot Line Alteration for the New Beginnings Assembly of God Church/Shaffer's Lot to the Other Business agenda items.

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 board members continued the Public Hearing to November 20, 2023.

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

Public Hearing of an application to renovate an existing 1550 sq ft primary dwelling on parcel number 255660 located at 245 Woods Road in the Water Conservation District, Limited Development District, and the Scenic Corridor Overlay.

Applicant Representative Brian Messana, present via zoom, reviewed the application including the change of siding materials to a white stained cedar siding. The board members discussed landscaping plans and exterior lighting. Brian Messana clarified there is currently no landscaping nor exterior lighting and neither was proposed or planned.

There was no public comment. Ariadne Montare made a motion to open and close the Public Hearing. Maxine Coleman seconded the motion, and all members voted in favor.

Ted Fink reviewed the LWRP. The board members discussed the reflectivity of the glass in the proposed windows and Brian Messana clarified the new windows are low-E glass. Maxine Colman made a motion to accept the LWRP, Kristina Dousharm seconded the motion, and all members voted in favor.

The board members reviewed the SEQR resolution. Ariadne Montare made a motion to approve the resolution, Maxine Coleman seconded the motion, and all members voted in favor.

The board members reviewed the approval resolution. Ariadne Montare made a motion to approve the resolution, Kristina Dousharm seconded the motion, and all members voted in favor.

Karen Smythe made a motion to approve the Certificate of Appropriateness, Kristina Dousharm seconded the motion, and all members voted in favor.

Verse Works- 1077 River Road- CoA Applicant Representative Vanessa Shafer

Public Hearing of an amended application for a Certificate of Appropriateness to replace a roof and windows on parcel 388906, located at 1077 River Road, in both the LD and Scenic Corridor Districts.

Karen Smythe made a motion to open the Public Hearing, Kristina Dousharm seconded the motion, and all members voted in favor. Applicant representative Vanessa Shafer, present in person, reviewed the amendments to the application which included raising the roof one foot, replacing the metal roof with shingles, and installing new windows.

There were no public comments. Karen Smythe made a motion to close the Public Hearing, Ariadne Montare seconded the motion, and all members voted in favor.

The board members reviewed the comments received from the Design Review Committee on November 6, 2023. Arthur Salman made a motion to approve the Certificate of Appropriateness, Karen Smythe seconded the motion, and all members voted in favor.

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 Representatives Laurel Reiter and Bill Bialosky, as well as Mike Tucker and Vin Tiberia, were present via zoom. The board members discussed the construction phasing schedule. The applicant representatives responded that most of Brandee Nelson's comments were addressed, but they are waiting to finish the geotechnical work and get clarity on the lighting before they resubmit updated plans.

Ted Fink noted the SWPP was missing certain information and therefore the Part 2 EAF was not yet completed. The board members discussed which documents were still outstanding and requested the applicants submit the response from SHPO, an updated SWPP, updated materials, and a complete package before scheduling the Public Hearing. Brandee Nelson

requested the applicants submit a construction sequencing plan. Laurel Reither asked if they could provide a letter from their engineers regarding the soil.

The board members discussed the proposed light fixtures. Bill Bialosky explained the proposed lighting was chosen as it most closely matches what already exists and would prefer the lower temperature light. He also clarified that the foot candle lights near the entrance will be on the building's dimming schedule.

Laurel Reiter asked for clarification on the status of the Certificate of Appropriateness. The board members responded progress from the Design Review Committee for the CoA will happen after final plans are submitted.

NEW 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.

Kristina Dousharm recused herself from discussion of this application. Applicant Dennis Kanuk, present in person, gave an overview of the amendments to the application including moving a bike rack, replacing the proposed privacy fence with trees, and removing some proposed trees due to the location of the trees near the sewer drain fields and to make room for signage. He added he wanted to discuss the possibility of paving the parking lot in the future.

The board members discussed the landscape options as the zoning requires street trees in the TND district and the placement of future signage. They requested the applicant submit an updated site plan.

Tradition Amended Site Plan- Applicant Representative Troy Kirchhoff, Project Manager

Seeking approval for redesigned Cottage A Elevation

Applicant Representatives Troy Kirchhoff and Joe Bonura, present via zoom, gave an overview of the amended application, including the changes to the front elevation of Cottage A and the two lots on which they could be placed. They also reviewed siding materials and noted the siding materials and windows had not changed.

Karen Smythe made a motion to approve a resolution to accept these materials as an amendment to the Site Plan. Maxine Coleman seconded the motion, and all members voted in favor.

OTHER BUSINESS

Silvernail-Thompson Cottage extension request- The applicant requested a one-year extension. The board members discussed that typically only six-month extensions are granted at one time and stated the applicant can request another extension in six months if needed. Karen Smythe made a motion to extend a six-month extension. Maxine Coleman seconded, and all members voted in favor. The new expiration date is May 6, 2024.

2024 Planning Board Meeting Schedule discussion- Since the 2024 Planning Board Meeting schedule will conflict with holidays in January and February, the Planning Board will meet January 8, 2024, and February 5, 2024. The Planning Board will resume regularly scheduled meetings on the first and third Mondays of the month beginning March 2024.

Revised Lot Line Alteration Map from New Beginnings Assembly of God Church /Shafer's Applicant Vanessa Shafer explained the drafting error on the previously approved map for the Lot Line Alteration and presented the corrected map to the board. Karen Smythe moved to accept the revised map. Maxine Coleman seconded, and all members voted in favor.

ADJOURNMENT

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

The next regular meeting of the Town of Red Hook Planning Board will occur on Monday November 20, 2023 at 6:30 pm.

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk