

**Town of Red Hook Planning Board
Minutes / Monday October 2, 2023**

Chairman Kristina Dousharm called the meeting to order at 6:30pm. A quorum was determined present. Members present were Kristina Dousharm, 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 Brandee Nelson, via zoom.

Kristina Dousharm reviewed the agenda and explained the applicants of the Popp-Route 9G Site Plan Application requested to be moved onto the next Planning Board meeting agenda.

Karen Smythe made a motion to accept the minutes from August 21, 2023, September 7, 2023, and September 18, 2023. Maxine Coleman seconded, and all members voted in favor.

Kristina Dousharm announced the October 16, 2023 Planning Board meeting would begin at 6:30 with a solar array work session from Brandee Nelson.

PUBLIC HEARINGS

Nevill-Manning Certificate of Appropriateness- Applicant Representative Brian Messana, Owners – Eversleigh LLC

Continued Public Hearing for 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.

Kristina Dousharm explained the applicants will be submitting a Special Permit application and suggested to adjourn the Public Hearing to an unspecified date pending the submitted application from the applicant.

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

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

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.

Karen Smythe moved to open the Public Hearing. Maxine Coleman seconded, and all members voted in favor. Applicant representatives Mark Graminski and Andrew Howard were present in person, and David Bae was present via zoom.

There was no public comment. The board reviewed the comments from the Design Review Committee. They had questions regarding the submissions to DC Behavioral and Community Health. Mark Graminski clarified they were waiting for a response from DCBCH.

The board members discussed the disturbance acreage and reviewed the comments submitted by Brandee Nelson. They requested the applicants submit a line-of-sight analysis. Ted Fink stated a Coastal Assessment Form was needed.

The board members asked if a response from SHPO was received. Mark Graminski stated they were waiting for a response from SHPO, and added there were no findings in the archaeological study that was performed.

The Public Hearing will be continued at the next Planning Board meeting.

Cookingham- Subdivision and Lot Line Alteration– Applicants Town of Red Hook and Theodore Cookingham- Applicant Representatives- Mark Graminski

Public Hearing for an application of 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.

Ariadne Montare moved to open the Public Hearing. Karen Smythe seconded, and all members voted in favor. Kristina Dousharm clarified this Public Hearing was to discuss a Lot Line Alteration and Minor Subdivision for Cookingham Farm West. Applicant representatives, Town Supervisor Robert McKeon and Mark Graminski, were present in person. Robert McKeon gave an overview of the application.

Public Comment was heard as follows:

Fulvia Masi asked which parcels ran adjacent to hers, which parcels had wetlands, and asked for an explanation regarding the public access from Abrahams Park to Rec Park. Robert McKeon identified the parcel adjacent to hers as wetlands that will be owned by Red Hook Village. He also confirmed the public access areas would be walking trails.

Emily Sachar asked which Lot Lines were being adjusted. Mark Graminski clarified parcel 549960 was being modified to allow legal access as a roadway for the town, the parcel identified in blue was adjusted to protect the Town's water supply areas, and the area on Mill Road which was adjusted to create road frontage.

Rick East asked if one of the farm parcels would be sold in the future, how would a potential subdivision apply. Robert McKeon clarified both farm parcels would need to be sold together.

David Sokol asked which parcel the possible photovoltaic array would be installed. Robert McKeon identified parcel #4 as the area which could potentially have solar installed. David Sokol asked the board to discuss if there was enough of a buffer for the Sawkill to prevent any weather-related issues.

Kevin Kelly asked if his property on Mill Road would be affected or altered at all. Robert McKeon clarified his property would not be affected and added the conservation easement on the adjacent property will not allow residential development.

Frank Campagna asked if he would be allowed to continue to walk in the fields and if the trails would be altered in any way. Robert McKeon stated the existing farm roads will be publicly accessible as walking trails and they would be altered to be made firmer.

Mark Graminski added this application has a Public Hearing scheduled with the Village of Red Hook October 12, 2023.

Karen Smythe moved to close the Public Hearing. Maxine Coleman seconded, and all members voted in favor. The board members reviewed the approval resolution. Mark Graminski clarified there are six parcels involved in this application, not five. Ariadne Montare moved to accept the resolution. Maxine Coleman seconded, and all members voted in favor.

OLD BUSINESS

NEW BUSINESS

59 Barrytown Road- Certificate of Appropriateness- Applicant Barbara Eichin

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 explained this application is currently before the Town of Red Hook's Zoning Board of Appeals for an Area Variance. She suggested the applicant present this application to the Planning Board after the Public Hearing with the ZBA on October 11, 2023. Comments from the Design Review Committee were received on October 1, 2023. A Public Hearing is scheduled for October 16, 2023.

OTHER BUSINESS

Extension request for Vanessa Shafer. Karen Smythe moved to grant a six-month extension. Maxine Coleman seconded, and all members voted in favor. The new expiration date is April 1, 2024.

ADJOURNMENT

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

The next regular meeting of the Town of Red Hook Planning Board will occur on Monday October 16, 2023 at 6:30 pm.

Respectfully Submitted,
Katie Khakhar, Planning Board Clerk