

**Town of Red Hook Planning Board
Minutes / Monday December 4, 2023**

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM / BUSINESS SESSION

Chairman Sam Phelan called the meeting to order at approximately 6:45. Board members present at the town hall were Mr. Phelan, Kristina Dousharm, Karen Smythe, Ariadne Montare, and Arthur Salman. Maxine Coleman was absent. Planning Board Clerk Kathleen Flood was present in person. Planning Board consultants Brandee Nelson and Ted Fink were present via Zoom.

Mr. Phelan confirmed the agenda as published.

Mr. Salman moved to accept the minutes of November 6 and 20, 2023. Ms. Dousharm seconded and all members voted in favor.

Mr. Phelan announced that Ms. Smythe has resigned from the Board effective January 1, 2024. He noted that she will continue to serve as an alternate Board member.

PUBLIC HEARINGS

Stone Valley NY LLC - Special Use Permit, Site Plan, and Certificate of Appropriateness

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 awaiting responses from SHIPO. Karen Smythe moved to continue the public hearing. Ariadne Montare seconded and all members voted in favor.

Bard Performing Arts Lab - Site Plan, Special Use Permit, Certificate of Appropriateness

Public Hearing for an application to construct a new Performing Arts Lab on Robbins Road in the Historic Landmark District.

Mr. Phelan read the public hearing announcement. He asked if there was anyone in attendance for the hearing. There was no response. Ms. Smythe moved to open the hearing. Ms. Montare seconded and all members voted in favor.

Applicant's representative Bill Bialosky gave an overview of the project. Lighting was discussed in detail, as well as signage, which has not yet been submitted. Applicant's representative Laurel Rieter described the artifacts that were discovered at the site, including two Native American fire hearths, which will be turned over to -- after the SWPPP is approved.

The Board reviewed the SEQR documents parts 1 and 2 as well as a Negative Declaration and Local Waterfront Revitalization Program Consistency Determination (LWRP) drafted by Ted Fink.

Ms. Dousharm moved to adopt a resolution authorizing the SEQR and LWRP determinations. Karen Smythe seconded and the motion passed unanimously.

The Board reviewed a draft Certificate of Appropriateness for the project. Ms. Montare moved to adopt it. Karen Smythe seconded and all members voted in favor.

The board reviewed a draft approval resolution for Site Plan and Special Use Permit approval. Ms. Dousharm moved to adopt it with revisions concerning signage approvals, which are not included in the approval. Applicants agreed to return for approval of 3 signs, two for the Empire Trail (consistent with NYS Empire Trail regs) and one identity sign for the PAC.

NEW BUSINESS

1018 River Road- Heine Certificate of Appropriateness

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

Applicant Janice Heine and her representative Jim Fish were present via Zoom.

The Board reviewed a site plan and lighting specifications submitted by the applicant. Mr. Fish reviewed the site plan and described the proposed renovation in detail.

A public hearing was scheduled for December 18.

ADJOURNMENT

There being no further business before the Board, Ms. Dousharm moved to adjourn. Karen Smythe seconded and all members voted in favor.

Respectfully submitted

Kathleen Flood
Clerk for the Board