

**Town of Red Hook Planning Board
Minutes / Monday December 18, 2023**

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

Chairman Sam Phelan called the meeting to order at approximately 6:35. Board members present at the town hall were Sam Phelan, Kristina Dousharm, Karen Smythe, Ariadne Montare, Maxine Coleman and Arthur Salman. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Brandee Nelson and Ted Fink were present via Zoom.

Mr. Phelan confirmed the agenda as published.

Ariadne Montare moved to accept the minutes of December 4, 2023. Kristina Dousharm seconded, and all members voted in favor.

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 and the board members extended the Public Hearing.

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

Public Hearing of an 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.

Janice Heine, present via zoom, gave a brief overview of the application. The board members had questions regarding the proposed 7 outdoor lighting fixtures with opaque glass sides. They reviewed the outdoor lighting guides and determined that lighting was not a mandatory feature to be reviewed for Certificates of Appropriateness.

Karen Smythe moved to open the public hearing. Ariadne Montare seconded, and all members voted in favor. There was no public comment. Karen Smythe moved to close the public hearing. Ariadne Montare seconded, and all members voted in favor.

The board members reviewed the comments submitted on December 17, 2023, from the Design Review Committee and the draft Certificate of Appropriateness. Karen Smythe moved to accept the Certificate of Appropriateness. Ariadne Montare seconded, and all members voted in favor.

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.

Kristina Dousharm recused herself from the discussion. Dennis Kanuk, present in person, gave an overview of the proposed changes to the site plan, which included changes such as paving the parking lot, replacing the fencing between the driveways with landscaping, limiting signage to building signs and moving a bike rack. The board members scheduled a public hearing for January 8, 2023.

NEW BUSINESS

Unification Theological Seminary (UTS) Acquisition Coastal Assessment Application by the Town Board.

Emily Hague and Cari Watkins, representatives from Scenic Hudson present via zoom, gave an overview of the project. They identified the 78-acre parcel the Town would purchase and discussed the areas designated for trails, parks and conservation easements. They also explained the costs for this project, estimated at 3 million dollars total, will be split between Scenic Hudson and the Community Preservation Fund.

The board members discussed the procedures needed to ensure the proposed actions are consistent with the LWRP's policies.

Karen Smythe made a motion to approve the Coastal Assessment Form Determination resolution. Ariadne Montare seconded, and all members voted in favor.

AT&T- Peter's Kill- Applicant Representatives: George Santoire and Lauren Adornetto -

Presentation of an application to install a 100ft wireless telecommunications tower within a 100ft x 100ft lease area on a 3.09-acre parcel on Route 9G.

Applicant representatives George Santoire and Lauren Adornetto were present via zoom. Sam Phelan began the discussion by reviewing the shot clock status set by federal regulations. The board members discussed the application submitted to the Town of Rhinebeck for a cell tower from Wireless Edge (Verizon) and how that can apply to this application. They also discussed the need for the Planning Board to declare its intent to be Lead Agency for both the ZBA and the Planning Board.

Lauren Adornetto stated the site selection maps and RF maps that were submitted show why AT&T has chosen this particular site for a tower and procedurally, the application will need to be processed simultaneously by the ZBA and the Planning Board. She added the application does

include a statement that requires negotiations in good faith with potential co-locaters and identifies space reserved on the tower for any co-locaters that approach the applicant.

The board members reviewed the Resolution Establishing Intent to be Lead Agency. Karen Smythe moved to approve the resolution subject to a review memorandum by the Town Planner that the applicant's Part 1 EAF revisions are complete. Maxine Coleman seconded, and all members voted in favor.

OTHER BUSINESS

Discussion of recent and possible future renovations at Dunkin' Donuts.

The board members reviewed the recent renovations completed to the building's exterior and noted they were not in compliance with the approved site plan from 2010. Brandon Mullins, Building Inspector for the Town of Red Hook, present via zoom, confirmed the building permit issued was for interior renovations only. The board members discussed the procedure involved for enforcement.

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will occur on Monday January 8, 2024. Only new applications received by **noon** on December 29, 2023, and continuing submissions received by **noon** December 29, 2023 will be considered at the next meeting.

Respectfully submitted

Katie Khakhar
Clerk for the Board