

Town of Red Hook Planning Board
Approved Minutes / Monday January 8, 2024

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, Ariadne Montare and Arthur Salman. Planning Board Member Maxine Coleman joined the meeting via zoom at 6:45pm. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Chris Rokos and Ted Fink were present via Zoom.

Mr. Phelan confirmed the agenda as published.

Ariadne Montare moved to accept the minutes of December 18, 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 SHPO and the board members extended the Public Hearing.

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

Public Hearing for 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 via zoom, 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 discussed the placement of the septic system and the materials of the driveway to the home.

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

Ted Fink reviewed the conditions for the future resolution. Ariadne Montare made a motion to approve the resolution as described by Ted subject to review by Sam Phelan. Arthur Salman seconded the motion and all members voted in favor.

Maxine Coleman left the meeting at 7:35pm

OLD BUSINESS

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.

Ted Fink reviewed the Part 2 EAF. The board discussed the expected activity that would occur on the site. Lauren Adornetto described the unmanned telecommunications facility will have a 70 ft x 70 ft fenced in equipment area with a ~14' x ~7' raised platform to hold equipment that supports the tower functions with limited day to day activity.

The board members discussed the visibility of the tower and the submitted photo simulations. They questioned what the tower would look like if there were additional arrays on the tower from co-locators. The board members reviewed the site plan and discussed the proposed road. They had questions regarding the proposed tree removal and clearing and the current natural screening.

The board members requested the applicants supply additional simulations with viewpoints from the intersection of Route 9 and Route 9G, the highest point of the Kingston-Rhinecliff Bridge, and along River Road near the Empire State Trail. The board members requested simulations of what the tower would look like with additional arrays. They also requested the applicants submit updated site plans which include viewpoints from the proposed road and provide clarity regarding the current and proposed landscaping and natural screening.

The board members discussed the impact on historic resources and the applicant's submission to SHPO. Lauren Adornetto explained the applicants are requesting a conditional approval and a conditional negative declaration that states no work takes place until SHPO responds with a letter of no impact. She confirmed this project was submitted to SHPO through the CRIS system, however there will not be a final letter from SHPO until there is a fixed and final location for the monopole. The board members requested the applicants submit the date of submission to SHPO and the expected date of response.

The board members asked if there was lighting proposed on the top of the tower. Lauren Adornetto answered she would follow up and provide that information in the next submission.

The board members discussed the RF map submitted May 12, 2023 and asked for clarification to decipher this submission. Lauren Adornetto explained these propagation maps are better understood when read in conjunction with the submitted narrative texts. The board members requested the applicants submit a graphic explaining the coverage in different language. Lauren Adornetto added RF engineers would be present at Public Hearings to answer these types of questions.

NEW BUSINESS

11 Old Post Road N- CoA- Applicant Jason Gray Applicant Representative Donna Lemoine

Presentation of an application for a 400 sq ft addition for a laundry room, bathroom and playroom on parcel number 190778 located at 11 Old Post Road North in the Hamlet district

Applicant Jason Gray and applicant representative Donna Lemoine were present in person. Donna Lemoine gave an overview of the project. She explained the placement of the proposed 420 sq ft addition, and the materials being used. The board members discussed the visibility of the addition from the road.

The board members scheduled the Public Hearing for February 5, 2024.

144 Kidd Lane- Ham House CoA Applicants Denise Simon and Paulo Vieiradacuncha, Applicant Representative Barbara Hughey Presentation of an application for a 6' high stockade fence on the northernmost side of parcel 425708 located at 144 Kidd Lane in the Historic Overlay District.

Applicant representative Barbara Hughey was present in person. Barbara Hughey gave an overview of the project. She explained the fence was installed for privacy and security after the applicants were made aware of the new trailways adjacent to their property line. The board members discussed the location of the fence in relation to the main residence and asked if there was landscaping planned. They discussed the visibility of the fence from the road.

Sam Phelan requested the board members walk the trail. The board members suggested the applicants consider possible planting ideas for the trail side of the fence.

The board members scheduled the Public Hearing for February 5, 2024.

130 Woods Road- CoA Applicant James O 'Donnell, Applicant Representative Peter Sweeny.

Presentation of an application for the construction of a new approximately 5,358 sq ft, four bedroom, one and a half store residence home with a pool on parcel 423348 located at 130 Woods Road.

Applicant representative Peter Sweeny was present via zoom and explained this project was before the board approximately one year prior, but the applicants made changes to the design of the house. He reviewed the changes, which included reducing the square footage, moving the house more south, eliminating the second story and adding a pool house.

The board members discussed the current and proposed trees and scheduled the Public Hearing for February 5, 2024.

OTHER BUSINESS

ADJOURNMENT

There being no further business before the Board, Kristina Dousharm moved to adjourn the meeting. Ariadne Montare seconded and all members voted in favor.

The next regular meeting of the Town Planning Board will occur on Monday February 5, 2024. Only new applications received by **noon** on January 26, 2024, and continuing submissions received by **noon** January 29, 2024 will be considered at the next meeting.

Respectfully submitted

Katie Khakhar
Clerk for the Board