Town of Red Hook Planning Board
Approved Minutes / Monday February 5, 2024

<u>6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION</u>
Chairman Sam Phelan called the meeting to order at approximately 6:30. Board members present at the Town Hall were Sam Phelan, Kristina Dousharm, Ariadne Montare and Maxine Coleman. Planning Board Arthur Salman was present via zoom. 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 January 8, 2024. Kristina Dousharm seconded, and all members voted in favor.

<u>PUBLIC HEARINGS</u>
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.

Applicant representative David Bae was present via person. David Bae gave an overview of the project. The board members discussed the change to the site plan due to the response from SHPO, specifically removing the proposed skylight in the equestrian building and not removing the existing greenhouse due to its age. The board members discussed the granary building and noted after it is moved back to the original location, the violations will be nullified.

There was no public comment. Kristina Dousharm made a motion to close the Public Hearing. Maxine Coleman seconded the motion and all members voted in favor.

The board members reviewed the Approval Resolutions and explained Dutchess County Health Department cannot approve the septic system until the applicants submit designs for all the septic systems on the property. The applicants will need to submit a revised Site Plan to exclude the Carriage House from Phase One approval. The intention is to return to the Planning Board for a Phase 2 Site Plan review after approval from Dutchess County Health Department.

Kristina Dousharm made a motion to approve the SEQR Resolution. Maxine Coleman seconded the motion and all members voted in favor.

Kristina Dousharm made a motion to approve the Resolution Granting Phase 1 Site Plan and Special Use Approval. Maxine Coleman seconded the motion and all members voted in favor.

Kristina Dousharm made a motion to approve the Certificate of Appropriateness for Phase 1 and 2. Maxine Coleman and all members voted in favor.

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. Maxine Coleman made a motion to open the Public Hearing. Kristina Dousharm seconded the motion and all members voted in favor. Donna Lemoine reviewed the project, the placement of the proposed 420 sq ft addition, and the materials being used.

There was no public comment. The board members reviewed the comments submitted on February 4, 2024, from the Design Review Committee. Ariadne Montare made a motion to close the Public Hearing. Kristina Dousharm seconded the motion, and all members voted in favor. Kristina Dousharm made a motion to approve the Certificate of Appropriateness. Ariadne Montare seconded the motion, and all members voted in favor.

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. Kristina Dousharm made a motion to open the Public Hearing. Ariadne Montare seconded the motion, and all members voted in favor. Barbara Hughey reviewed the project.

There was no public comment. The board members reviewed the comments submitted on February 4, 2024, from the Design Review Committee. Ariadne Montare made a motion to close the Public Hearing. Kristina Dousharm seconded the motion, and all members voted in favor. Kristina Dousharm made a motion to approve the Certificate of Appropriateness. Ariadne Montare seconded the motion, and all members voted in favor.

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 Jonathon Trombly was present via zoom. Kristina Dousharm made a motion to open the Public Hearing. Maxine Coleman seconded the motion and all members voted in favor.

Susan Ezrati, owner of an adjacent property, present via zoom, voiced her concerns regarding the size and scale of the proposed home and the environmental impact this building will have.

The board members discussed the changes from the previously approved design and the current proposed design and the proposed tree planting. The board members requested the applicants submit a list of the types of trees proposed.

The board members reviewed the comments submitted on February 4, 2024, from the Design Review Committee. Kristina Dousharm made a motion to close the Public Hearing. Maxine Coleman seconded the motion, and all members voted in favor.

Kristina Dousharm made a motion to approve the Certificate of Appropriateness once a detailed landscape plan is submitted. Maxine Coleman seconded the motion, and all members voted in favor.

OLD BUSINESS

Popp- Route 9G- Site Plan- Applicant Richard Popp- Applicant Representative Jordan Valdina

Continued discussion of an application for Site Plan approval to clear and grade in a 2-acre of disturbance as necessary and per plan to allow the construction of a new residence, detached garage, driveway, water supply well, and an on-site septic system on parcel number 508659 located on Route 9G.

RJ Popp and Jordan Valdina, present in person, gave an overview of the changes made in the updated site plan including moving the proposed house and garage, and detailing the existing and proposed trees on the property. The board members discussed the grading and how it would affect the trees and requested the applicant detail how the trees would be protected.

The board members requested the applicant submit a list of trees to be removed, and a planting schedule listing the species, number, and size of proposed trees and plantings. The board members discussed the proposed materials for the garage and house and requested samples of the materials.

NEW BUSINESS

Upstate Pines- Site Plan- Applicants Brian Seiler and Ben Abrahams

Application for a change of use of an existing building or site on parcel number 267429 located at 7345 South Broadway.

Applicants Brian Seiler and Ben Abrahams were present in person. They gave an overview of their application including the type of retail cannabis product proposed for the shop and the square footage of the leased area. The board discussed the square footage and determined it exceed the 1000 sq ft coverage and would require full site plan approval.

The board members discussed how many parking spaces would need to be dedicated to this store. They added this parcel is in the Traditional Neighborhood District, therefore the zoning codes do not allow parking between the front of the store and the road with exceptions for handicap accessible parking.

The board discussed walkability to the front of the store, signage, landscaping, and lighting and requested documentation detailing those decisions. The board members also discussed the applicant's status with their application process with the state, any proposed odor management, and which security measures were in place.

The board members reviewed the Type 2 SEQR resolution. Kristina Dousharm made a motion to approve the resolution. Ariadne Montare seconded the motion, and all members voted in favor.

Lubman- Special Use Permit- Applicants Bruce and Margaret Lubman
Application for the installation of a two-car garage on parcel number 740834 located at 276 W. Market Street.

Applicants Bruce and Margaret Lubman were present in person. Bruce Lubman gave an overview of the application explaining there is an existing pool, two sheds, and a garage, currently on the property, but they wanted to install a detached garage. The board members discussed that because the parcel is under 5 acres they do not meet the threshold to go over three buildings with a special permit.

The board reviewed the applicants' options to move forward with their application which included: seeking a variance from the Zoning Board of Appeals first, purchasing acreage from a neighbor, or remove one of the existing structures.

8:55pm Arthur Salman left the meeting.

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 March 4, 2024. Only new applications received by **noon** on February 23, 2024, and continuing submissions received by **noon** February 26, 2024, will be considered at the next meeting.

Respectfully submitted.

Katie Khakhar
Clerk for the Board