

**Town of Red Hook Planning Board
Minutes / Monday March 4, 2024**

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

Chairman Sam Phelan called the meeting to order at approximately 6:30. Board members present at the Town Hall were Sam Phelan, Kristina Dousharm, and Maxine Coleman. Planning Board Alternate Member, Karen Smythe, was present in person. 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.

Kristina Dousharm moved to accept the minutes of February 5, 2024. Maxine Coleman seconded, and all members voted in favor.

PUBLIC HEARINGS

OLD BUSINESS

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

Continued discussion for a change of use of an existing building or site on parcel number 267429 located at 7345 S. Broadway.

Applicants Brian Seiler and Ben Abrahams, present in person, gave an overview of the updates to the site plan including assigned parking, handicapped parking, traffic flow in the parking lot, signage, and lighting.

The board members discussed the number of businesses and residences in the building and the parking requirements for each. The applicants confirmed the 25 proposed parking spaces in the parking area were measured with a 10ft width.

The board members discussed landscaping and suggested planters in front of the building and replacing the parking spaces along the road with trees. The board members reviewed the two proposed signs which were in compliance with zoning: the applicants proposed replacing both the wall sign and hanging sign and removing the sign near the front door.

The board requested the applicants submit a revised site plan with clearly defined parking spaces and handicapped parking spaces, landscaping, and painted areas.

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 area 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, a scenic road.

Applicants RJ Popp and applicant representative Jordan Valdina were present in person. Jordan Valdina gave an overview of the layout changes in the updated site map. The board members reviewed the proposed materials and the planting schedule. The board members requested the applicants correct the spelling errors on the site plan and scheduled a public hearing for March 18, 2024.

AT&T- Peter's Kill- Site Plan and Special Use Permit - Applicant Representatives: George

Santoire and Lauren Adornetto – Continued discussion 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 Lauren Adornetto and George Santoire were present via zoom. Lauren Adornetto reviewed the updated submissions including the revised site plans, generator specifications, updated photo simulations, renderings of the access road, and a Part 3 EAF.

The board members discussed the location of the monopole within the proposed cleared area and requested the applicants submit other possible areas for installation of the monopole to reduce visibility from the road. They also discussed the limits of disturbance in relation to the utility easements and requested further clarification regarding tree cutting along the underground the utility runs along the driveway.

The board members discussed the need for an RF consultant and requested a 60-day extension on the shot clock.

NEW BUSINESS

Old Rhinebeck Aerodrome- Site Plan- Applicant: Tara Grieb -Applicant Representatives: Stephen Eckert, Brian Coughlin, and Michael McCormack.

Presentation of an application to replace an airplane hangar and entry covered walkway on parcel number 820860 located at 9 Norton Road.

Applicant Tara Grieb and applicant representative Brian Coughlin were present in person. Brian Coughlin reviewed the covered bridge and walkway project. He gave an overview of the immediate need for replacement, size of the walkway, and reviewed proposed steps of installation. The board members discussed the wetlands in the area and requested the applicants submit wetlands delineations.

Brian Coughlin gave an overview of the hangar replacement project including the new footprint of about 12,000 sq ft and the proposed design with proposed materials. The applicants explained they are planning two bathrooms but currently the septic system is not yet planned out due to the strict regulations associated with this site. The board members discussed the procedure involved for issuing an approval which would allow the installation of a future bathroom.

The board members recommend the applicants submit the wetlands delineation to DEC for a determination to both determine jurisdiction and to find if a permitting process is necessary.

Hessel Museum Addition at Bard College- Site Plan and CoA-Applicant: David D'Amore-Applicant Representative: Vincenzo Tiberia

Presentation of an application to install a 13,000 sq ft addition at the Hessel Museum for the purpose of art storage, handling space and a library on parcel number 400720 located at 33 Garden Road.

Applicant David D'Amore and applicant representative Vincenzo Tiberia were present in person. David D'Amore gave an overview of the project including the proposed terrace, materials, and new sidewalk. The board members discussed the design of the sidewalk. The applicant explained the proposed sidewalk was designed in this configuration due to the sloping restraints of the lawn and to avoid the need for handrails.

The board members requested the applicant submit a Special Use Permit application and update the site plan to include lighting.

OTHER BUSINESS

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will occur on Monday March 18, 2024. Only new applications received by **noon** on March 8, 2024, and continuing submissions received by **noon** March 11, 2024, will be considered at the next meeting.

Respectfully submitted.

Katie Khakhar
Clerk for the Board