

**Town of Red Hook Planning Board
Minutes / Monday March 18, 2024**

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

Deputy Chairman Kristina Dousharm called the meeting to order at approximately 6:30. Board members present at the Town Hall were Ariadne Montare, Arthur Salman, and Maxine Coleman. Sam Phelan 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.

Kristina Dousharm confirmed the agenda as published.

PUBLIC HEARINGS

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

Public Hearing for 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.

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

RJ Popp and Jordan Valdina were present in person and reviewed the site plan submitted on March 7, 2024. The board members reviewed the LWRP determination resolution. Ariadne Montare made a motion to approve the resolution. Maxine Coleman seconded, and all members voted in favor. The board members reviewed the Site Plan Approval Resolution. Ariadne Montare made a motion to approve the resolution. Maxine Coleman seconded, and all members voted in favor.

NEW BUSINESS

Sky Park Amended Minor Subdivision Application- Applicant: Sky Park Developers, LLC

Presentation of a revision to a prior Minor Subdivision approval regarding the Sky Park Subdivision and parcel 472345 located at 438 Route 199

Applicant Tom Mangione was present via zoom and gave an overview of the application. The board members discussed the changes to the shared driveway layout and the process needed to file this amendment with Dutchess County. The board members reviewed the declaration of covenants and restrictions, driveway easements and maintenance agreement from October 19, 2020.

On a motion to approve the amended right of way between lots 1 and 3 that was approved by the planning board for the 4-lot subdivision in Sky Park Subdivision per the map submitted on February 11, 2024 and the Declaration of Covenants and Restrictions from October 19, 2020, all the members voted in favor.

Lindsay Lot Line Alteration- Applicant: Linda Lindsay

Presentation of an Lot Line Alteration application to alter the lot lines of 289 and 293 Pitcher Lane to reflect 1.115 acres of land conveyed from Shrimp and Peas LTD to Linda Lindsay.

Applicants Shelton and Linda Lindsay was present in person and reviewed the application. The board members scheduled a public hearing for April 1, 2024.

OLD 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 S. Broadway.

Applicants Brian Seiler and Ben Abrahams were present in person and via zoom, respectively. The board members discussed the parking lot changes, proposed landscaping and lighting. They requested the applicants submit a more precise site plan detailing the proposed parking, lighting, signage, and landscaping features.

The board members scheduled a public hearing for April 1, 2024.

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

Continued discussion 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 was present via zoom and gave an overview of the site plan. The board members discussed the design of the proposed sidewalk. They questioned if the sidewalk must cut through the lawn and if this placement would still allow sculptures to be displayed there. David D'Amore responded that this design removed the need for handrails and sculptures could still be placed on the lawn, or those with certain size restrictions could be placed on the terrace. The board discussed the proposed lighting plan.

The board requested the applicant submit sketches of alternative sidewalk designs, a lighting plan, and a final site plan.

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, George Santoire and Lauren Adornetto, were present via zoom, and gave an overview of recent updates. The board discussed the visual impact of the site from the

road and the proposed screening. They requested the applicant put in additional vegetative screening to reduce the visual impact and protect the viewshed.

The board members discussed with the applicants that they submit requests from the board on updated site plans. Lauren Adornetto responded that the applicants would prepare updated site plans to reflect a shift in the proposed location of the monopole once the planning board approves this new location.

The board members discussed the location of this site in relation to the scenic and historic districts. Lauren Adornetto responded that this site would fill a gap in coverage and added that AT&T proposed the minimum height necessary to reduce the visual impact. The board members discussed the proposed tree removal. They requested the applicants submit a revised Part 3 EAF and a revised site plan which includes accurate tree removal, screening, and the revised monopole location.

A public hearing is scheduled for April 1, 2024. The board members discussed how the shot clock April 12, 2024 deadline would affect a decision. Lauren Adornetto explained AT&T can extend the deadline by 5 days to accommodate an extra meeting.

The board members requested the applicant submit a decommissioning plan as well. Brandee Nelson discussed the needed geotechnical and structural documents for the proposed culvert in the access road. Lauren Adornetto explained those documents would be submitted following discretionary approvals and the shot clock time frame would be adjusted to allow time for the Building and Zoning Department to review the materials and process permits.

OTHER BUSINESS

Local Law A (Proposed) for 2024 discussion.

Town Supervisor Robert McKeon and Deputy Supervisor Bill Hamel, present in person, reviewed Local Law A (Proposed) for 2024 which would place a moratorium on applications regarding property in the Commercial Center Subdistrict of the TND District, subdivisions in the Agricultural Business District, and development or land alteration within 300 feet of DEC designated wetlands in order to provide for updates to the TND CC Subdistrict, to modify requirements for subdivision in the AB District, and to provide for additional protection for wetlands.

The board members discussed how these moratoriums would affect property owners in the TND-CC District. Supervisor McKeon explained property owners would have an option of tying into the sewer system or installing a septic system. The board discussed how this moratorium includes applications that do not involve the septic system and suggested the language exclude applications that do not include septic or sewage systems.

Supervisor McKeon explained the moratorium that affects parcels near wetlands is being proposed due to the change in the State's wetland regulations currently being implemented.

The board members discussed the proposed end date and which types of construction near wetlands are included.

Supervisor McKeon reviewed the section of the law that pertains to the moratorium on approval of applications for subdivisions within the Agricultural Business District and explained this moratorium will allow time to review the zoning requirements and ensure they will protect farmland.

The board members agreed to draft a memo to submit to the Town Board before the March 27, 2024 Public Hearing on Local Law A (proposed) of 2024.

March 4, 2024, Minutes

Maxine Coleman moved to accept the minutes of January 8, 2024. Ariadne Montare seconded. Kristina Dousharm and Sam Phelan voted in favor. Arthur Salman abstained.

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will occur on Monday April 1, 2024. Only new applications received by **noon** on March 22 2024, and continuing submissions received by **noon** March 25, 2024 will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board