

Town of Red Hook Planning Board
Approved Minutes / Monday April 1, 2024

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

Sam Phelan called the meeting to order at approximately 6:30. Board members present at the Town Hall were Ariadne Montare, Arthur Salman, and Maxine Coleman. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Brandee Nelson and Ted Fink were present via Zoom.

Ariadne Montare made a motion to approve the minutes from the March 18, 2024, meeting. Maxine Coleman seconded, and all members voted in favor.

Sam Phelan addressed the Local Law 1 regarding moratoria, passed by the Town Board on March 27, 2024, would make significant impact on the types of actions the Planning Board could make.

PUBLIC HEARINGS

Lindsay Lot Line Alteration- Applicant: Linda Lindsay

Public Hearing for a 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.

Maxine Coleman made a motion to open the public hearing. Ariadne Montare seconded the motion and all members voted in favor. Applicants Shelton and Linda Lindsay were present in person and reviewed the application. There were no public comments. Ariadne Montare made a motion to close the public hearing. Arthur Salman seconded, and all members voted in favor.

The board members reviewed the Type 2 Action SEQR Resolution. Ariadne Montare made a motion to approve the SEQR Resolution. Maxine Coleman seconded, and all members voted in favor. The board members reviewed the Approval Resolution. Arthur Salman made a motion to approve the resolution. Maxine Coleman seconded the motion and all members voted in favor.

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

Public Hearing 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. Ariadne Montare made a motion to open the public hearing. Maxine Coleman seconded, and all members voted in favor.

Property manager Tom Legrande was present in person and gave an overview of the site map. The board members discussed the parking layout, the changes to the flow of traffic and the proposed landscaping.

The board reviewed the comments from Dutchess County Department of Planning and Development regarding the curb cuts. They suggested the applicants remove the northernmost

opening into the parking lot and move the handicapped parking spaces closer to the parking lot entrance and the southern corner of the building. They requested the applicants submit a revised map showing all the parking spaces to scale, including the new handicap parking spaces.

The board members discussed where the municipal boundary line bisects this parcel. They requested the applicants survey the parcel to better understand where the line falls and to also follow up with the Village of Red Hook to understand if they will need Site Plan review from the Village Planning Board as well.

Planning board attorney, Jennifer Gray, explained this application will only be affected by the moratoria instated by Local Law 1 if the law has a file date with the Secretary of State of April 1, 2024, which was unknown at this time. The condition in the approval resolution states in the event the law was filed on April 1, 2024, the approval granted will only be effective upon the expiration, revocation, repeal, or invalidation of such Local Law, or if the Town Board issues a hardship waiver to the applicant.

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

The board members reviewed the approval resolution. Ariadne Montare made a motion to approve the Site Plan Approval Resolution. Maxine Coleman seconded, and all members voted in favor.

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

Public Hearing for 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 in person. Arthur Salman made a motion to open the public hearing. Ariadne Montare seconded the motion and all members voted in favor.

Lauren Adornetto gave an overview of the application. The board discussed the various photo simulations, the RF propagation maps.

Kimberly and Jeff Kostas, present via zoom, spoke with concern for the health impact and risks associated with living close to a cell tower. They asked the applicant to clarify the distance between their house, and the houses in their neighborhood, to the cell tower. Jennifer Gray clarified that if AT&T is in federal compliance, then the Planning Board cannot take health risks into consideration. Lauren Adornetto confirmed the analysis would be conducted and submitted upon approval from the Planning Board.

The board members discussed the proposed landscaping and access road. They requested the applicants plant the proposed screening in a more natural configuration and install a farm gate on the driveway.

Further public comment was heard as follows:

Angela Hanratty submitted written comment in support of the cell tower as reliable cell service is greatly needed in this area.

Angela Cuce submitted written comment in opposition to the tower due to the proposed cell tower in the Town of Rhinebeck and due to the proximity to residential areas.

Melisa Howlett Levey submitted written comment in favor of the cell tower due to the need for better cell service in this area.

Erin Mooney submitted written comment in favor of the cell tower due to the need for better cell service especially during emergency situations.

Kathleen and Greg Rafferty also submitted a written comment in favor of the cell tower due to the need for better cell service during emergency situations.

Richard Wambach spoke in favor of the cell tower as Red Hook needs better cell coverage for safety and emergency situations.

Mike Levy, owner of the property for the site of the proposed tower, spoke in favor of this project and stated this project has been ongoing since 2018 and AT&T has worked very hard to find the right space for this tower.

Sarah Grundman, manager at Financial Services Center, spoke in favor of the tower due to the need for coverage especially in emergency situations and a tower in this area is long overdue.

Ariadne Montare made a motion to close the Public Hearing. Maxine Coleman seconded, and all members voted in favor.

The board discussed that because there is approximately 500 square feet of disturbance in the federal wetlands this application is affected by the moratorium instated from Local Law 1. Unfortunately, the moratorium does not put a pause on the shot-clock, but the planning board is able to move forward with other actions. The board requested the applicants extend the shot-clock.

The board members reviewed the LWRP Consistency Determination and the SEQR resolution. Ariadne Montare made a motion to approve the resolution. Maxine Coleman seconded, and all members voted in favor.

OLD BUSINESS

Old Rhinebeck Aerodrome- New Covered Entry Walkway Site Plan- Applicant: Tara Grieb - Applicant Representatives: Brian Coughlin, and Michael McCormack.

Continued discussion of an application to replace an entry covered walkway on parcel number 820860 located at 9 Norton Road.

Applicant representatives Brian Coughlin was present in person. The board discussed how the moratorium will affect this project. Brian Coughlin confirmed they submitted a hardship waiver with the Town Board.

NEW BUSINESS

Old Rhinebeck Aerodrome- History of Flight Building Expansion- Site Plan- Applicant: Tara Grieb, Applicant Representatives: Brian Coughlin

Presentation of an application to replace two Quonset huts buildings with a 12,000 sq ft gravel parking lot and to install a 11,600 sq ft addition on the existing building on parcel number 820860 located at 9 Norton Road.

Applicant representative Brina Coughlin gave a brief overview of the project and discussed which Quonset huts were planned for replacement with a parking lot. He reviewed the proposed addition for the museum and planned materials.

The board members discussed all the projects from this applicant will need to be reviewed as one for the SEQR review process to avoid segmentation. They discussed how the moratorium will affect these projects and what actions the Planning Board can take. The applicants suggested the Planning Board members come for a site visit.

Red Hook Land Corp New Mixed-Use Building- Site Plan- Applicant: Robert Ross

Presentation of an application to construct a new mixed-use building on parcel 244274 located on the south side of Old Farm Road on the corner of Route 9.

Applicants Bob Ross and Tim Ross were present and discussed the proposed building was the first of possibly five buildings. The board discussed segmentation was not allowed and suggested the applicants submit the project with all the proposed buildings with the intention of a phased approval.

The applicants reviewed the proposed leech field system, the layout of the parking lot entrance and placement of the building. The board discussed the moratorium instated by Local Law 1 prevented them from considering applications in the TND-CC district and the board could only interpret the law.

Brandee Nelson recommended the applicants conduct a carrying capacity analysis which will yield due to the many competing demands on this parcel.

The board recommended the applicants submit a hardship waiver to the Town Board.

OTHER BUSINESS

Vanessa Shafer requested an extension. Ariadne Montare made a motion to extend the expiration deadline to October 1, 2024. Maxine Coleman seconded, and all members voted in favor.

ADJOURNMENT

There being no further business before the Board, Ariadne Montare 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 15, 2024. Only new applications received by **noon** on April 5, 2024, and continuing submissions received by **noon** April 8, 2024 will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board