

**Town of Red Hook Planning Board
Approved Minutes / Monday May 6, 2024**

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

Sam Phelan called the meeting to order at approximately 6:35. Board members present at the Town Hall were Kristina Dousharm, Ariadne Montare, and Arthur Salman. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ryan Morrison and Ted Fink were present via Zoom.

Kristina Dousharm made a motion to approve the minutes from the April 1, 2024, meeting. Ariadne Montare seconded, and all members voted in favor.

Sam Phelan stated there were many Lunch and Learn webinars available for the Planning Board members to take to earn the require credits.

PUBLIC HEARINGS

OLD BUSINESS

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 representative David D'amore, present via zoom, explained the change to replace the original proposed walkway with stairs along the west side of the building, and the changes to the topography which will allow for proper drainage and runoff. He reviewed the proposed utility infrastructure and proposed lighting, located in the stairs' handrails. The board members recommend the lights remain under 3000 Kelvin and no more than 5 lumens.

The board members discussed the egress staircase located along the proposed terrace and the proposed planters on the exterior of the building. They requested the applicants finalize their lighting plan. A public hearing was scheduled for June 3, 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, both present via zoom, reviewed the changes to the site plan which included an updated landscaping plan and a decorative wooden gate on the access road. The board discussed how the new landscaping would blend into the natural landscape. They requested the applicants revise the landscaping plan for a more natural feel.

The board members discussed the proposed cell tower in the Town of Rhinebeck, scheduled to be approved on May 6th, 2024. They stated that the applicants are required to evaluate this “approved” alternative site again to see if co-location is feasible as the 200 ft tower would allow AT&T to co-locate at 186 feet.

NEW BUSINESS

O’Leary 7100 Albany Post Road - Site Plan – Applicant Mark O’Leary

Presentation of an application to install a fence along the western side of parcel #223830 located at 7100 Albany Post Road to protect the parking lot.

Applicant Mark O'Leary, present in person, explained that due to large trucks turning into the existing parking lot, the lot is now becoming very damaged. He is proposing a fence along the opening of the parking lot to prevent future damage. The board members began a discussion of the current use of that parcel explaining they need to evaluate a site plan but cannot do so if the use is still unknown. Mark O'Leary confirmed the current use is a restaurant and planned on making changes to reopen the restaurant.

Mark O'Leary stated he would like to clean up the site, add colorful landscaping, minimize the entrance into the parking lot for safety, and possibly create an entrance/exit onto Old Post Rd. The board members recommended the applicant finalize his decisions and submit an updated site plan to reflect those changes.

Elston- Pole Barn and Paddock - Site Plan – Applicant Aleighsha Elston – Applicant Representative Andrew Millspaugh from Sterling Environmental Engineering

Presentation of an application to clear 2.2 acres of land to build a 24ft x 36ft pole barn, two fenced paddocks, a riding area, and a gravel driveway to be used as a private stable for two horses on parcel #840581 located at the intersection of Hapeman Hill Road and Saint Paul Road.

Applicant Aleighsha Elston and applicant representative Andrew Millspaugh, both present via zoom, gave an overview of the proposed project which included the proposed paddock, riding area, proposed pole barn and materials being used.

The board members discussed how much land had been cleared and the design details of the pole barn and lighting. They asked what the applicants proposed for manure management, about the proposed use of the stables, and about their progress with the county to merge their two parcels. The applicants confirmed that less than one acre had been cleared and they were waiting for planning board approval before clearing the rest. Also, Aleighsha Elston responded they planned on a dumpster with weekly pickups for the manure, this riding area and paddocks are intended for private use only, and they have begun the process with Dutchess County to merge those parcels and are awaiting a response.

The board members requested the applicants submit an image of the completed assembly of the proposed fencing.

Dunkin Donuts – Amended Site Plan – Applicants Red Hook Donuts- Mario Sardinha & Nelson Sousa

Presentation of an amendments for changes made to a previously approved Site Plan on parcel #242393 located at 7329 S Broadway

Applicant representatives Rosemary Chavez and Nelson Sousa, both present via zoom, gave an overview of the amendments to the site plan which included changes to signage, the drive-thru clearance bar, and drive-thru canopy.

The board members compared the previously approved site plan from 2010 with the amended site plan submitted. They also discussed the shed, installed at the rear of the building and visible from Route 9, as not in compliance with the Town's zoning code. The applicants suggested they could move it to behind the dumpster in the rear of the property. The board members requested an updated site plan to reflect the current state of the parcel with current lighting and current signage sizes as well as proposed changes to the shed.

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 May 20, 2024. Only new applications received by **noon** on May 10, 2024, and continuing submissions received by **noon** May 13, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board