

**Town of Red Hook Planning Board
Approved Minutes / Monday May 20, 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 Maxine Coleman. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Brandee Nelson and Ted Fink were present via Zoom.

Kristina Dousharm made a motion to approve the minutes from the May 6, 2024, meeting. Ariadne Montare seconded, and all members voted in favor.

Sam Phelan stated documents relating to each planning board meeting will be available through a link on the agenda, which is posted on the website, as per open meeting laws.

PUBLIC HEARINGS

OLD BUSINESS

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 updated landscaping and planting plan which included a more natural layout and the RF maps submitted May 16, 2024. Christopher Park of AT&T Network Engineering, present via zoom, reviewed the RF maps and compared the existing coverage to the coverage proposed by both the towers stating only co-locating on the Town of Rhinebeck tower would still leave gaps in coverage that the proposed tower in Red Hook would fill. He stated having both towers would provide additional coverage in approximately two and a half square mile area which would affect about 50 homes and businesses.

The board members asked for clarification of the approval status for the tower in the Town of Rhinebeck. Lauren Adornetto confirmed the tower was approved May 6, 2024. The board members discussed the impact of coverage from the approved tower in the Town of Rhinebeck only, versus the impact of coverage from the proposed tower and also co-location on the Town of Rhinebeck cell tower. Brandee Nelson reviewed the linear feet of coverage along four different roadways as detailed in her memo from May 20, 2024.

The board members discussed a possible location for a cell tower on the water tower located within the Bard College Barrytown campus. Lauren Adornetto responded that the site of this tower was too far north to have fallen within the original search ring that met AT&T's coverage objective. For the most part it seemed that the Barrytown tower would not be a good alternative to fill gaps left by the Ruge's tower on 199 and River Road.

The Planning Board is awaiting approval of the Variances in front of the Zoning Board of Appeals, which is scheduled to meet June 12, 2024.

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

Continued discussion 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 use as a private stable for two horses on parcel #840581 located at the intersection of Hapeman Hill Road and Saint Paul Road.

Applicant representative Andrew Millspaugh, present via zoom, gave an overview of the changes to the site plan, which included lighting and fencing details and merging the riding area with one of the paddocks.

The board members discussed the number of trees proposed for clearing. The members set a public hearing for June 3, 2024, and reviewed the SEQR resolution. Kristina Dousharm made a motion to approve the resolution. Ariadne Montare seconded the motion and all members voted in favor.

NEW BUSINESS

OTHER BUSINESS

Previous applicants for the Upstate Pines Site Plan application, Brian Seiler and Ben Abrahams, came to ask for clarification regarding determining the DOT right of ways. The members recommended they reach out to the DOT directly.

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 June 3, 2024. Only new applications received by **noon** on May 24, 2024, and continuing submissions received by **noon** May 28, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board