

**Town of Red Hook Planning Board
Approved Minutes / Monday June 3, 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, 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.

Maxine Coleman made a motion to approve the minutes from the May 20, 2024, meeting. Kristina Dousharm seconded, and all members voted in favor.

PUBLIC HEARINGS

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

Public Hearing for 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 representatives David D'Amore and Vincenzo Tiberia were present via zoom. David D'Amore gave an overview of the changes to the application including the re-grading of the landscape and the lighting specifications. The board members discussed the placement of the lighting and confirmed the light was planned in the handrails only.

Kristina Dousharm made a motion to open the Public Hearing. Arthur Salman seconded, and all members voted in favor.

Public comment was heard as follows:

Karen Caton asked for clarification regarding the location of the addition. The board members reviewed the site plan and location of the addition.

The board members discussed the status of the SHPO response and noted the OPRHP indicated no further archaeological investigation was warranted, however SHPO is still reviewing the architecture and the applicant has not yet received a response. Also, the board members noted no comments were received from the Design Review Committee. The board members extended the public hearing to July 17.

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

Public Hearing for 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.

Kristina Dousharm made a motion to open the Public Hearing. Arthur Salman seconded the motion and all members voted in favor. Applicant Aleighsha Elston and applicant representative Andrew Millspaugh were present via zoom and Andrew Millspaugh gave an overview of the project.

The board members discussed how much work has already been completed. Aleighsha Elston confirmed the less than one acre of land has been cleared and the driveway from Hapeman Hill Road with the culvert pipe has been installed.

The board members discussed the planned erosion and sediment control measures specifically along Hapeman Hill Road and the near the culvert pipe under St. Paul Road. Andrew Millspaugh clarified they were planning to use compost silk socks at regular spacing on the slopes, silk fence during construction and seeding. He discussed using additional temporary sediment control near the culvert pipe during construction

Paul Levin, owner of a neighboring property, and present in person, questioned the state of the newly installed culvert pipe on the driveway. He submitted pictures of the culvert pipe, as well as pictures of the cleared trees. He also asked for clarification regarding who authorized the clearing of the trees near the driveway.

Karen Caton, owner of a neighboring property, and present in person, expressed further concern over the additional clearing needed to install the water and electric lines.

The board members discussed the amount of land cleared so far and noted the need for a tree survey that details all trees that were removed and are planned to be removed. Kristina Dousharm made a motion that the applicants provide a tree survey of all trees over 6 inches in diameter that have been removed and are planned for removal.

The board members discussed the slope along Hapeman Hill road and how the clearing of the trees would affect erosion. Andrew Millspaugh noted no grading was planned other than the standard matching of existing grading done with stump removals.

Karen Caton expressed concern for potential contaminated water runoff from the proposed horse barn to the culvert at the intersection of Hapeman Hill Road and St. Paul Road.

Paul Levin emphasized his desire that the owners be thoughtful and considerate of the community, the neighbors and the environment in their decisions regarding this project.

The board discussed the conditions of the new culvert pipe installed on the Hapeman Hill driveway and the process of stabilization during construction noting there was currently no sediment control in place.

The board requested the applicants submit a survey of trees with a minimum 6-inch diameter existing, removed, and planned to be removed along with the effect of the electric and water line ditching. They also requested a manure disposal plan, more information of the culvert

under St. Paul Road including where it ties into the stream and a site elevation map to determine the slope along Hapeman Hill Road.

The board members continued the Public Hearing to the next Planning Board meeting on June 17, 2024.

OLD BUSINESS

NEW BUSINESS

Schmidt - Garage and Apartment – Special Use Permit Applicant Erik Schmidt

Presentation of an application to construct a 1,408 sq ft garage with apartment on parcel 810466 located at 230 Rokeby Road

Applicants Erik Schmidt and Sequoia Neiro were present via zoom. They gave an overview of the project to install a two-car garage with an accessory apartment, and noted there were four other pre-existing accessory structures on the parcel of which possibly two were planned to be removed. They reviewed the elevations and the lighting locations.

The board members discussed the proposed lighting, parking and landscaping. The applicants stated no landscaping was planned. The board members requested the applicants submit cut sheets for their proposed lighting and identify the parking on the site plan.

The board members discussed the limitations of the number of structures allowed and recommended the applicants submit an Special Use Permit for four or more accessory use structures.

Kristina Dousharm made a motion to approve the resolution establishing lead agency and classifying as unlisted action. Maxine Coleman seconded and all members voted in favor.

The board members set a public hearing for June 17, 2024.

Tradition at Red Hook- Amended Site Plan for Lot 42 and Lot 102 Applicant Troy Kirchhoff and Joe Bonura

Presentation of amended site plan applications for two single family homes to be considered a side yard building type with a zero-foot side yard setbacks on parcel 105405 located at lot 102 and parcel 141362 located on 101 Benson Loop

Applicants Troy Kirchhoff and Joe Bonura were present via zoom. Joe Bonura explained lot 42 was constructed with only a 4-foot side yard setback without their knowledge and a zero-foot side yard setback was needed for lot 102 due to the shape of the parcel. They are requesting a zero-foot side yard setback instead of a lot Line Adjustment for lot 102 as the HOA owns the adjacent area which is protected by easements.

The board members discussed how the smaller setback affected the owner of lot 41. The applicants explained that the owner of lot 41 was made aware of the issue, and they submitted an acceptance letter from the owner.

The applicants informed the board members of a future rear yard setback for Lots 8 & 9 that were planned to be submitted to the Zoning Board of Appeals. The board members reviewed section 143-49.1K of the zoning code and confirmed the Planning Board has the authority to grant the waivers needed for both the side yard setbacks and the rear yard setbacks needed for lots 8 & 9.

OTHER BUSINESS

ADJOURNMENT

There being no further business before the Board, Kristina Dousharm 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 June 17, 2024. Only new applications received by **noon** on June 7, 2024, and continuing submissions received by **noon** June 10, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board