

**Town of Red Hook Planning Board
Approved Minutes / Monday June 17, 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, Ariadne Montare, and Maxine Coleman. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Brandee Nelson, Jen Gray and Ted Fink were present via Zoom.

Ariadne Montare made a motion to approve the minutes from the May 6, 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: David D'Amore- Applicant Representative: Vincenzo Tiberia

Continued 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 representative Jake Gordon, present via zoom, and confirmed they received a response from SHPO stating no adverse impact.

There was no public comment. There were no comments received from the Design Review Committee. The board members accepted the design of the proposed addition to the Hessel Museum.

Ariadne Montare made a motion to close the public hearing. Kristina Dousharm seconded the motion, and all members voted in favor

Arthur Salman moved to Classify Action and declare the Planning Board as Lead Agency. Maxine Coleman seconded in all members voted in favor.

The board reviewed the updated EAF and the Coastal Assessment Form. Kristina Dousharm made a motion declaring consistency with the LWRP. Maxine Coleman seconded, and all members voted in favor.

The board members reviewed the negative declaration SEQR resolution. Ariadne Montare made a motion approving the resolution. Kristina Dousharm seconded, and all members voted in favor.

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

The board members reviewed the Certificate of Appropriateness. Kristina Dousharm made a motion to approve the CoA. Maxine Coleman seconded, and all members voted in favor.

Elston- Pole Barn and Paddock - Site Plan – Applicant Aleighsha Elston – Applicant Representative Sterling Environmental Engineering & Beth Jennings

Continued 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.

Sam Phelan stated the applicants have not yet submitted an update. Kristina Dousharm made a motion to extend the public hearing to July 1, 2024.

Andrew Millspaugh, present via zoom, confirmed the map survey was completed June 17, and will be submitted before the July first meeting. He stated the survey showed that approximately 1/3 acre of land had been cleared so far. The board members questioned if further work was being performed. Applicant Aleighsha Elston, present via zoom, confirmed no trees had been cleared since February, but brush clearing has been done.

The board discussed the status of the culvert at the driveway on Hapeman Hill Rd. Andrew Millspaugh confirmed the culvert was oval shaped by design.

Karen Caton, owner of a neighboring property, asked the board why there is not further discussion of the culvert or of the sloped terrain along Hapeman Hill Rd. The board members responded further discussion would happen after the applicants have submitted the requested documents.

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

Public Hearing for an application to construct a 1,408 sq ft garage with apartment on parcel 810466 located at 230 Rokeby Road in the RD3 Zoning District.

Applicant Sequoia Nero was present via zoom. Arthur Salman made a motion to open the public hearing. Maxine Coleman seconded, and all members voted in favor.

Sequoia Nero gave an overview of the proposed garage which included the location of the structure. The board members discussed the location of the federal wetlands and how many accessory structures were currently on the parcel. They clarified the applicants had submitted a special use permit to allow for one additional accessory structure.

Connie and John Holzmann, owners of a neighboring property, discussed their concerns regarding the increased traffic on Rokeby Rd due to accessory apartments on many of their neighbor's properties. They also asked for clarification from the applicant regarding a home occupation.

The board members clarified home occupations are allowable if operated in the primary dwelling and a special use permit is needed if the occupation is operated in an accessory structure.

Shawn Savage, owner of a neighboring property, voiced his concerns regarding the proximity of the wetlands near and on the parcel and how the proposed structure will affect the groundwater.

The board members confirmed with the applicant that there was no landscaping proposed and suggested they leave the parcel as is without adding additional landscaping. They requested the applicants submit a Special Use Permit to address the home occupation.

Kristina Dousharm made a motion to continue the public hearing to July 1, 2024. Ariadne Montare seconded, all members voted in favor.

NEW BUSINESS

Minetto/Van Wagner Pool- Certificate of Appropriateness- Applicants Laura Minetto and Richard Van Wagner – Applicant Representative Matthew Braydich from Cort Contracting

Presentation of an application to install a 14ft x 18ft in-ground liner pool on parcel 817693 located on 4989 Route 9G, Tivoli Ny in the Historic Overlay District.

Applicant representative Matthew Braydich, present in person, gave an overview of the project including the location and size of the proposed pool.

The board members discussed the visibility of the pool from the road, the status of the existing fence and the procedure regarding Public Hearings for Certificates of Appropriateness applications. They requested the applicant submit pictures of the existing pool fence and a site map. Kristina Dousharm made a motion to move forward without a Public Hearing and to waive submission to the Design Review Committee. Ariadne Montare seconded, and all members voted in favor.

OLD BUSINESS

Lubman- Special Use Permit- Applicants Bruce and Margaret Lubman

Continued discussion for an application for the installation of a two-car garage on parcel number 740834 located at 276 W. Market Street.

Applicants Bruce and Peggy Lubman, present in person, gave an overview of their project including the change in location of the garage to the north of the house and the materials used. Siding and trim for the garage will be the same as that used on the current residence, cedar lapboard.

The board discussed the lighting and advised the applicants to decide if they are installing lighting and note those decisions on the site plan. The board determined the application will not need review by the DCDPD as this is a special use permit application.

They scheduled a public hearing for July 1, 2024.

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

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

Applicant Representative, Rosemary Chavez, present via zoom, gave an overview of the updates of the site plan that included the property lines, neighboring buildings, existing site lightings and the full parking lot. She reviewed the new site of the relocated shed and the changes to the lighting & details.

The board discussed the dimensions of the signs and if they were in compliance regarding the building signs and monument signs.

8:40 PM Ariadne Montare left the meeting.

The board members requested the applicants submit an EAF, clarify the property set back lines, and detail if any landscaping or tree/brush removal is needed near the shed. They also requested photos of the new location of the shed, its distance from the northern property line and dimensions of the shed.

AT&T- Peter's Kill- Site Plan and Special Use Permit - Applicant Representatives: George Santoiere 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 representative Lauren Adornetto and George Santoiere were present via zoom. Lauren Adornetto reviewed the submission addressing previous memos and stated they were granted the variances from the ZBA on June 12, 2024. She gave an overview of the application.

8:54 PM Ariadne Montare entered the meeting via zoom.

Clint Smith, an independent radio frequency consultant with ASI reviewed his report submitted June 17, 2024, which confirmed the findings submitted by AT&T regarding coverage and coverage gaps. He added AT&T should submit an EMF compliance report annually to the Building and Zoning Department. He also confirmed the Red Hook site does provide the best performance for those areas within the town of Red Hook.

The board members discussed how many residents would be left without coverage without the tower in Red Hook. Lauren Adornetto responded that the Peterskill tower in Red Hook would provide approximately 50 homes and an additional 2 1/2 miles of roadway within the town of Red Hook with coverage.

The board reviewed the approval resolution. Ariadne Montare made a motion to approve the resolution. Kristina Dousharm seconded in all members voted in favor.

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

Continued discussion 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.

Sam Phelan explained the applicant was not present for this meeting and discussion would continue at the next meeting.

Tradition at Red Hook- Amended Site Plans for Lot 42, Lot 102, Lot 8, and Lot 9- Applicant Troy Kirchhoff and Joe Bonura

Continued discussion of amended site plan applications for four single family homes to be considered a side yard building type with a zero-foot side yard setbacks on parcels 105405, 141362, 128355, and 125361 located at lot 102, 101 Benson Loop, 102 Benson Loop, and 98 Benson Loop, respectively.

Applicant Troy Kirchhoff, present via zoom, reviewed the two additional applications submitted for lots 8 and 9 and explained these two lots were redesigned during the subdivision process to prevent the lots from encroaching onto the buffer area. Allowing these two lots to have a zero-yard rear setback would allow additional options of house types to be built here which would make these lots more marketable.

The board discussed how the applications for lots 8 & 9 are needed for marketing purposes and encouraged the applicants to seek a variance with the zoning board of appeals. They reviewed the procedure needed for the applications for Lots 42 & 102, stating this would need a Public Hearing and to be reviewed by DCDPD.

OTHER BUSINESS

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will occur on Monday July 1, 2024. Only new applications received by **noon** on June 21, 2024, and continuing submissions received by **noon** June 24, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board