

Town of Red Hook Planning Board
Approved Minutes / Wednesday July 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, Ariadne Montare, and Karen Smythe. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultant Brandee Nelson was present via Zoom.

Ariadne Montare made a motion to approve the minutes from the June 17, 2024, meeting. Kristina Dousharm seconded, and all members voted in favor.

PUBLIC HEARINGS

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

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.

Applicant representative Andrew Millspaugh, present via zoom, gave an overview of the tree survey submitted June 24, 2024, which included the history of the tree clearing and the areas planned for additional clearing. Andrew Millspaugh explained the area along Hapeman Hill Road near the new driveway will be trenched by the Town after the tree stumps are removed. He added the driveway's apron was planned to be paved.

Public comment was heard as follows:

Paul Levin, owner of a neighboring property, voiced his concerns regarding the area along Hapeman Hill Rd where the planned swale was intended. He also requested the applicant replant trees in areas along the road that would not hinder sight lines from the driveway.

Andrew Millspaugh responded a roadside swale was planned and would require some of the slope in the area to be regraded. The Town Highway Department is waiting for the tree stumps to be removed before installing the swale. The planning board members discussed the erosion and sediment control measures during the removal of the tree stumps and during the construction of the swale.

Dylan Gluck, owner of a neighboring property, voiced his concerns regarding the noise created from removing trees and his concerns about burning brush on windy days.

Applicant Aleighsha Elston encouraged her neighbors to come directly to her if there were noise issues and confirmed they are following all burning rules and regulations. She added any trees over 6 inches in diameter were being hauled away.

The board members discussed adding a condition prohibiting tree cutting before 8:00 AM and requested the applicants burn their brush in the center of their property.

Karen Smythe moved to close the public hearing. Ariadne Montare seconded, and all members voted in favor. The board members reviewed the Site Plan approval resolution. Applicant Aleighsha Elston requested an amendment to allow for an additional miniature horse. Kristina Dousharm moved to approve the resolution. Ariadne Montare seconded, and all members voted in favor.

Lubman- Special Use Permit- Applicants Bruce and Margaret Lubman

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

Karen Smythe made a motion to open the public hearing. Kristina Dousharm seconded, and all members voted in favor.

There were no public comments.

Applicants Peggy and Bruce Lubman were present via zoom and gave an overview of the project confirming there were no changes made to the site plan submitted June 17, 2024. The board discussed the proposed outdoor lighting and the applicants confirmed there was no outdoor lighting planned at this time.

Karen Smith made a motion to close the public hearing. Ariadne Montare seconded, and all members voted in favor. The board members reviewed the Special Use Permit approval resolution. Ariadne Montare made a motion to approve the resolution. Kristina Dousharm seconded, and all members voted in favor.

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.

The applicants were not present. The board members discussed the procedure regarding noticing the public hearings as well as the Special Use Permit Application needed for the home occupation. They continued the public hearing to the next planning board meeting.

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

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

Karen Smythe made a motion to open the public hearing. Kristina Dousharm seconded, and all members voted in favor. Applicants Troy Kirchoff and Joe Bonura, present via zoom, gave an overview of the application.

There were no public comments.

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

The board members reviewed the SEQR Type 2 Resolution and the Site Plan Approval Resolution. Karen Smythe made a motion to approve the SEQR resolution. Kristina Dousharm seconded, and all members voted in favor. Kristina Dousharm moved to approve the Site Plan Resolution. Ariadne Montare seconded, and all members voted in favor.

OLD 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 via zoom, gave an overview of the project and reviewed the submitted photos. He added the existing fence is pool compliant, but the gate latches will need to be updated.

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

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

Continued discussion of an amendment 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. The planning board member suggested moving the shed to the left side of the dumpster enclosure and discussed the proposed lighting. The applicants will provide cut sheets of the lighting from vendors. The board members requested the applicant submit the lighting information and an updated site plan showing the new location of the shed.

The board members scheduled a public hearing for the August 19, 2024 meeting.

NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT

There being no further business before the Board, Karen Smythe moved to adjourn the meeting. Kristina Dousharm seconded, and all members voted in favor.

The next regular meeting of the Town Planning Board will occur on Monday August 5, 2024. Only new applications received by **noon** on July 26, 2024, and continuing submissions received by **noon** July 29, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board