

**Town of Red Hook Planning Board  
Approved Minutes / Monday August 19, 2024**

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

Sam Phelan called the meeting to order at 6:30pm. Board members present at the Town Hall were Kristina Dousharm, Arthur Salman, Maxine Coleman and Brent Kovalchik. Ariadne Montare was present via zoom. 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 June 17, 2024, meeting. Maxine Coleman seconded, and all members voted in favor.

**PUBLIC HEARINGS**

**Dunkin Donuts – Amended Site Plan – Applicants Red Hook Donuts- Mario Sardinha & Nelson Sousa, Applicant Representative- Rosemary Chavez**

Public Hearing for an application regarding amendments for changes made to a previously approved Site Plan on parcel #242393 located at 7329 S Broadway.

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

Rosemary Chavez, present via zoom, reviewed the changes to the site plan which included the relocation of the existing shed to the west side of the dumpster area and updated signage and lighting information. The board members discussed the lighting practices after closing. Nelson Sousa, present via zoom, explained some parking light lot lights remained on in the parking lot for safety and security purposes.

There was no public comment

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

The planning board members reviewed the site plan approval resolution. Kristina Dousharm made a motion to approve the resolution. Arthur Salman seconded, and all members voted in favor.

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

Continued 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 planning board members discussed the status of this application explaining the additional special use permit application has not yet been submitted by the applicants. Kristina Dousharm made a motion to continue the public hearing to September 16th. Maxine Coleman seconded, and all members voted in favor.

## **OLD BUSINESS**

## **NEW BUSINESS**

### **Lemp- Roberts - Certificate of Appropriateness- Applicants Sarah Lemp and Mark Roberts- Applicant Representative Peter Clark with Clark Construction Services**

Presentation of an application to replace windows, doors, siding and front porch on parcel number 389535 located at 914-918 River Road in the RD 5, Historic Landmark Overlay, and Scenic Corridor Overlay Districts.

Applicant Sarah Lemp and applicant representative Peter Clark were present in person. Peter Clark gave an overview of the project which included residing the house, replacing all the windows and doors and the changes to the porch. The board members discussed the proposed material choices and recommended the applicants update their drawings to reflect their final design decisions. They set a public hearing for September 16<sup>th</sup>.

### **917 River Road- Certificate of Appropriateness- Applicant 917 River Road LLC- Applicant Representative Harry Murzyn with the Art of Building**

Presentation of an application to install a 1750 sq ft addition (900 sq ft footprint) to an existing residence for a new primary suite and basement media room on parcel number 288565 located at 917 River Road in the Limited Development and Historic Landmark Overlay Districts.

Harry Murzyn, present in person, gave an overview of the project including the location of the proposed addition, expansion of the porch, the changes to the pool fence and the proposed materials. The board members discussed the process involving the design review committee and set a public hearing for September 16<sup>th</sup>.

### **Whyte Anderson Lot Line Adjustment – Applicants Thomas Whyte and Evelyn Anderson**

Presentation of an application to transfer 0.2 acres from a 32.19-acre parcel owned by Anderson to an adjoining 1.0 acre parcel owned by White in the R1 District.

Thomas Whyte, present via zoom, reviewed the current property lines and the proposed adjusted lot lines. The board discussed a possible shed on the Andersons lot very close to property boundary and the corrections needed on application documents. Thomas Whyte clarified Dutchess County Parcel Access shows an old shed on the Anderson property that is no longer there. The board members scheduled a public hearing for September 16<sup>th</sup>.

## **OTHER BUSINESS**

### **Amtrak Voice Radio Upgrade Project Discussion:**

The planning board members discussed the proposal from the Federal Railroad Administration (FRA) to upgrade the infrastructure components of the Amtrak's voice radio communication system on the Hudson line. The FRA is proposing to construct a 73-foot-tall lattice tower in an area measuring 14 by 40 feet how long the railroad tracks. The board members discuss needing

more information and therefore will submit a formal response to be considered a consulting party as part of the State Historic Preservation Office Section 106 review process.

### **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 September 16, 2024. Only new applications received by **noon** on September 6, 2024, and continuing submissions received by **noon** September 9, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar  
Clerk for the Board