

**Town of Red Hook Planning Board
Minutes / Monday September 16, 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 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.

Brent Kovalchik made a motion to approve the minutes from the August 19, 2024, meeting. Arthur Salman seconded, and all members voted in favor.

PUBLIC HEARINGS

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 explained the applicants withdrew their application. Arthur Salaman made a motion to close the public hearing. Maxine Coleman seconded, and all members voted in favor.

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

Public Hearing for 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.

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

Applicant Sarah Lemp and applicant representative Peter Clark were present in person and gave an overview of the project materials, color choices and the porch design which included cedar siding, red doors and gray trim, removing the porch screens, and changing the porch stairs. The planning board members asked for materials and color samples to be submitted.

Public comment sent via email from Stephen Clark and M. Shane Dawson, owners of a neighboring property, in support of the project stating the proposed renovation will only add to the property's charm and enhance the neighborhood.

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

The board members reviewed the Certificate of Appropriateness. No comments were provided by the Design Review Committee. Brent Kovalchik made a motion to approve the CoA. Maxine Coleman seconded, and all members voted in favor.

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

Public Hearing for 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.

Applicant representative Harry Murzyn, present in person, gave an overview of the project. He reviewed the location of the proposed addition, pool fence and extension of the back porch and added the proposed siding and roofing materials would match the existing. The board members discussed the underside of the proposed deck and the deck railing. Harry Murzyn clarified under the deck extension will be enclosed and the deck railing will be replaced to fit within the current code requirements, but the design has not yet been chosen. The board members requested the applicant submit their design choices once they have been made.

There was no public comment. Brent Kovalchik made a motion to close the Public Hearing. Arthur Salman seconded, and all members voted in favor.

The board members reviewed the Certificate of Appropriateness and decided to make the PB's approval conditional upon submission of the requested materials descriptions. No comment was provided by the Design Review Committee. Brent Kovalchik made a motion to approve the CoA with conditions. Maxine Coleman seconded, and all members voted in favor.

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

Public Hearing 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.

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

Applicant Thomas Whyte was present in person and gave an overview of the application. The board members discussed the intent to install any accessory structures on the parcel. Thomas Whyte stated he had plans to install one shed near the garage.

There was no public comment. Maxine Coleman made a motion to close the Public Hearing. Arthur Salman seconded, and all members voted in favor. The board members reviewed the approval resolution. Brent Kovalchik made a motion to approve the resolution. Arthur Salman seconded, and all members voted in favor.

NEW BUSINESS

Rhinebeck Aerodrome Master Plan- Special Use Permit – Applicant Tara Grieb Representatives: Stephen Eckert, and Brian Coughlin

Presentation of an application for the Old Rhinebeck Aerodrome's Master Plan.

Applicant Tara Grieb and applicant Brian Coughlin were present in person and applicant representative Stephen Eckert was present via zoom. They reviewed the proposed Master Plan which included past improvements at the aerodrome such as the acquiring and renovating the Becht Barn, replacing the Roosevelt Hanger and installing new bleachers.

The board members discussed the placement of the proposed walkway, the stream, and the pond restoration. The applicants explained the stream is seasonal, and changes quickly with weather. They noted there were two 24" culvert pipes under Stone Church Road bringing water to that area, but only one 20" culvert pipe under the entrance path to the aerodrome. The applicants discussed the current state of the pond, explaining it was neglected and now overrun with invasive plants.

The applicants reviewed the History of Flight Museum building expansion and parking lot improvements. They explained phase one of this project will include replacing two Quonset huts with a new parking area and building an addition to the north side of the existing museum building. Phase two of the project includes installing a second addition with interior renovations and removing the third Quonset hut to create more parking area.

The applicants gave an overview of the third proposed project, the replacement of the Old Workshop and Black Cat Hanger, including the location of the hanger and proposed materials. They added this was the lowest priority of the three projects.

The board members discussed the timetable for starting the project. Brian Coughlin responded that the History of Flight Museum Building expansion was planned to be started first and immediately and the Walkway project was planned second.

The board members discussed the SEQR process and requested the applicants tally the total area of disturbance at the aerodrome. The applicants will need to define which buildings existed prior to 1975, and which changes have occurred since then. They then need, to determine how much more new gross floor space has already been installed and how much they propose to be installed. The board members requested the applicants submit a copy of their survey of the entire site. Brandee Nelson suggested the applicants utilize the Historic Aerials images available through Dutchess County Parcel Access.

The board members added that the Town of Red Hook is planning to update their Comprehensive Plan within a few years and suggested the applicants request a zoning area reclassification and zoning ordinance change during that process to make any future changes easier for them and to eliminate the 50% maximum expansion under the grandfather clause for non-complying uses.

The board discussed the process regarding delineating the wetlands and encouraged the applicants to reach out to the DEC as soon as possible to review and determine if the wetlands located south of Stone Church Road head north.

OLD BUSINESS

Red Hook Land Corp New Mixed-Use Building- Site Plan- Applicant: Robert Ross Applicant Representative Tim Ross

Continued discussion of an application to construct a new mixed-use building on parcel 244274 located on the south side of Old Farm Road on the corner of Route 9 in the TND-CC District

Applicant Representative Tim Ross was present in person and gave an overview of the proposed project. The board members discussed the entrance/exit on Old Farm Road that is shared with the Lyceum Theaters and the entrance/ right turn only exit onto Route 9. Tim Ross explained the right turn only exit onto Route 9 was determined by the DOT.

The board members discussed the amount of parking lot spaces proposed and the building entrances. Tim Ross explained approximately 60 parking spaces is an estimated number as they only know a Dental Office is proposed for first building. He explained the buildings all have entrances from both the sidewalk, and the rear by the parking lot.

The board members reviewed the proposed layout of the first building. Tim Ross clarified, the first building was an "L" shaped building approximately 80 ft' by 40 ft' and would have residences on the second floor. The attic space would hold mechanical equipment.

Tim Ross added that a water service was shown on the site plan, but the applicants plan on joining into the future sewage system planned by the Town of Red Hook. He explained that a leach field was planned as a back up system if the Town Sewage is not in place quickly. Brandee Nelson added there is a provision in the code that if a sewer system is installed within one year, a builder can install a hold and haul. The board members requested the applicants add the proposed leach field on the site plan.

The board members discussed the need for the Department of Transportation involvement. Brandee Nelson suggested the applicants reach out to Bill Larose, Acting Resident Engineer with the DOT regarding the entrance/exit onto Route 9 and Highway Superintendent Theresa Burke regarding the entrance/exit onto Old Farm Road.

OTHER BUSINESS-

Pre-Application Discussion George Smith- Discussion regarding Site Plan Amendment to change building envelope on parcel # 739369.

George Smith, present in person, came before the board to ask if the building envelope on parcel 739369 could be moved to the southwest corner of the parcel. The board members asked if the conservation easements were ever placed on the parcel. Owner, Sarah Sweeney, present via

zoom, responded the easements were not placed on the parcel in 2020 as the parcel was not large enough for one. She added she came back to the Planning Board in 2022 with a different application and there were no easements included in that resolution. The board members discussed the importance of preserving the agriculture area and the look of the parcel and requested the owner provide the board with a copy of the 2022 resolution.

ADJOURNMENT

There being no further business before the Board, Brent Kovalchik 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 October 7, 2024. Only new applications received by **noon** on September 27, 2024, and continuing submissions received by **noon** September 30, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board