

Town of Red Hook Planning Board
Approved Minutes / Monday October 7, 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 and Brent Kovalchik. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultant Brandee Nelson was present via Zoom.

Brent Kovalchik made a motion to approve the minutes from the September 16, 2024, meeting. Arthur Salman seconded, and all members voted in favor.

Sam Phelan announced an upcoming webinar from the New York Planning Federation regarding simplifying the building of Comprehensive Plans.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

M&T Bank- Site Plan- Applicant: Thomas J Sutton - Applicant Representative: Jim Palumbo RLA

Presentation of an Amended Site Plan application for site improvements for ADA accessibility upgrades on parcel 269271, located at 7280 South Broadway in the TND-CC District

Jim Palumbo, present in person, presented the application which proposed improvements to landscaping, walkways, and parking to allow safer pathways and to meet ADA requirements. He explained the walkways surrounding the building needed repair and presently there is only one handicapped parking space.

The board members discussed if a walking pathway could be created to connect the sidewalk along Route 9, installed by the Town approximately five years ago, to the building entrance to make the site more pedestrian friendly. Jim Palumbo voiced concerns regarding the installation of a pathway due to the grading of the lawn in that area. The board members recommended the applicants review the site plan to determine a good location to install a walking path to allow this site to become more pedestrian friendly which would better fit with the character of the TND-CC district.

Jim Palumbo discussed the current landscaping stating it is currently overgrown and causing safety concerns. He reviewed the proposed landscaping which includes a variety of trees and shrubs that would provide color throughout the seasons. He added most of the current landscaping was planned for removal as it will conflict with the construction of the walkways. The board discussed if removing the mature trees was needed and requested the applicants submit images of the proposed plantings. The board members also suggested the applicant add low plantings along the parking area closest to Route 9 to screen the parking lot.

The board members reviewed the Type 2 SEQR resolution. Kristina Dousharm made a motion to approve the resolution. Brent Kovalchik seconded, and all members voted in favor.

OTHER BUSINESS-

Extension request for Shafer Hudson Valley- Vanessa Shafer submitted a request for an extension. Brent Kovalchik made a motion to extend the expiry date six months. Arthur Salman seconded the motion, and all members voted in favor. The new expiry date is April 1, 2025.

Pre-Application Discussion for a Lot Line Adjustment - Adam Castiglione and Jordan Valdina proposed a lot line adjustment on 7 and 1 Whalesback Road to install a detached two car garage on 7 Whalesback Road. They explained that the applicant would like to move the lot line to make more room for a garage, however they would still require an area variance from the Zoning Board of Appeals, because the proposed location of the garage is not outside of the setback.

The board members questioned if a lot line adjustment is needed as moving the line does not remove the hardship created by the installation of the garage. They suggested either moving the proposed garage to meet the required setback or requesting an area variance from the ZBA for the garage with the existing lot line.

ADJOURNMENT

There being no further business before the Board, Brent Kovalchik 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 October 21, 2024. Only new applications received by **noon** on October 11, 2024, and continuing submissions received by **noon** October 14, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board