

Town of Red Hook Planning Board
Approved Minutes / Monday October 21, 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, Ariadne Montare and Brent Kovalchik. 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 October 7, 2024, meeting. Arthur Salman seconded, and all members voted in favor.

Brent Kovalchik asked for clarification regarding retail spaces versus service businesses in the TND-CC district; Specifically, along Route 9. Ted Fink responded the permitted uses for the district included retail and service use within the entire district.

PUBLIC HEARINGS

OLD BUSINESS

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

Continued Discussion 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, applicant representative present in person, reviewed the changes to the Site Plan which included changes to the walkway, adding a bike rack, replacing four parking spaces with landscaping and a new walkway, and replacing two spaces in the rear parking area with a tree. He added the existing crabapple tree was going to stay and explained the site for the proposed walkway connecting the sidewalk along Route 9 to the parking area was chosen due to grading.

The board members discussed the proposed materials for the new walkway. Jim Palumbo stated the walkway would be concrete with texture added to meet ADA requirements. The board members also discussed the proposed landscaping. Jim Palumbo reviewed the proposed plantings and explained the area between the existing sidewalk and the parking area was not planned for any landscaping due to the grading and needed snow storage.

Maxine Coleman made a motion to set a public hearing for November 4, 2024. Ariadne Montare seconded the motion, and all members voted in favor.

NEW BUSINESS

Red Hook Golf Club Tree Harvesting- Site Plan and Special Use Permit- Applicant Red Hook Golf Club- Applicant Representative Ian Schaad

Presentation of an application for selective tree harvest on approximately 20 acres to improve golf course and engage Catskill views on parcel 540093 located at 650 Route 199 in the RD3 Zoning District.

Applicant representative Gary Christensen, present in person, gave an overview of the application. He explained the trees planned for removal were ones that were overgrown or impeding on the greens of the golf course. He also explained that removing certain trees will make room for hole 7 to be relocated moved.

The board members asked for clarification on which areas were planned for tree harvesting. Gary Christensen explained the trees that were planned for removal were only along the southwest area of the golf course, and clarified there were no areas planned for clear cut. The board members request the applicants submit a map that better details the areas planned for tree removal and show the proposed changes to hole 7. They also requested a site visit.

The board members discussed if a drainage plan was needed. Gary Christensen explained a drainage plan was not necessary because the logging company was not removing any tree stumps. Len Cronin, a representative from Finch Forestry, gave an overview of the pre harvest report.

The board members requested the applicant submit a full EAF form and update the agricultural data statement. They discussed if this application required a hardship waiver from the town board due to the moratorium. They suggested the applicant follow up with the ZEO Brandon Mullins regarding the hardship waiver.

Wildflower Montessori School- Site Plan and Special Use Permit- Applicant Anusheh Hashim Byrne- Applicant Representative Kristina Dousharm Architecture

Presentation of an application for a fenced in play area and part of a septic system as for the Wildflower Montessori School on parcel 198789 located at 7901 Albany Post Road in the RD3 Zoning District

Applicant representative, Dawn Santiago, present in person, reviewed the application explaining the portion of the proposed Day Care center that was within the Town of Red Hook only included the septic system and a fenced-in play area. She reviewed the proposed fencing and clarified no permanent play structures were planned for that play area. The board members discussed the dimensions and type of septic system proposed.

The board reviewed the SEQR resolution. Ariadne Montare made a motion to approve the resolution. Maxine Coleman seconded, and all members voted in favor.

Ariadne Montare made a motion to set a Public Hearing November 4, 2024. Maxine Coleman seconded, and all members voted in favor.

Shumen- Violation Remedy- Stie Plan – Applicant Donald and Jade Shumen- Applicant Representative- Joesph Malcarne and Nevien Sidarous from Malcarne Contracting

Presentation of an application to restore a retention basin to bring parcel 160421 located at 7 Thayer Lane into compliance as per the Town's zoning code.

Applicant representative, Nievien Sidarous was present in person. Sam Phelan gave an overview of the violations at 7 Thayer Lane and the drainage easements proposed in 1986 located along the west side of the subdivision. The board members discussed the drainage easement which was designed to retain the runoff from Thayer Lane.

The Planning Board members noted the Site Plan submitted showed an area less than an acre was to be disturbed and therefore does not fall under the purview of the Planning Board. They suggested the proposed changes to restore the detention area a 7 Thayer should be discussed with the highway dept and DPW. Ultimately, it may need to be reviewed by the Town Board.

OTHER BUSINESS-

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 November 4, 2024. Only new applications received by **noon** on October 25, 2024, and continuing submissions received by **noon** October 28, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board