

**Town of Red Hook Planning Board
Draft Minutes / Monday November 4, 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, Karen Smythe, and Maxine Coleman. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Brandee Nelson and Ted Fink were present via Zoom.

Maxine Coleman made a motion to approve the minutes from the October 21, 2024, meeting. Kristina Dousharm seconded, and all members voted in favor.

PUBLIC HEARINGS

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

Public Hearing for 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

Karen Smythe made a motion to open the Public Hearing. Maxine Coleman seconded, and all members voted in favor.

Applicant representative Jim Palumbo, present in person, reviewed the application which includes updating the landscaping, making improvements to the parking and walkways for ADA compliance, and installing a pathway to connect the sidewalk along Route 9 to the entrance. The board members discussed the number of current parking spaces and the proposed changes to the parking areas.

There were no public comments.

Karen Smythe made a motion to close the Public Hearing. Maxine Coleman seconded, and all members voted in favor. The board members reviewed the Site Plan Approval Resolution. Kristina Dousharm made a motion to approve the Resolution. Maxine Coleman seconded, and all members voted in favor.

6:50 pm Karen Smythe left the meeting.

Due to a lack of a quorum, the remaining Planning Board Members established an adjourned meeting and held an informal discussion on the remaining agenda items.

Wildflower Montessori School- Site Plan and Special Use Permit- Applicant Anusheh Hashim Byrne- Applicant Representative K DA

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

Due to a lack of a quorum, the Public Hearing has been moved to November 18, 2024.

Dawn Santiago from KDA, present in person, asked if the board members would like submissions of the proposed equipment for the fenced in play area. The board members noted public comment was submitted from a neighbor.

NEW BUSINESS

Heine Gazebo/Pool Shed Certificate of Appropriateness – Applicant Janice Heine- Applicant Representative Jim Fish & Dave McGillivray

Application to install a gazebo/pool equipment storage adjacent to the pool on parcel 445775 located at 1018 River Road in the RD5 District, Hudson River National Historic Landmark District & Historic Landmark Overlay District.

Janice Heine, present via zoom, submitted additional photos of the proposed materials and a site plan which marked the proposed location of the gazebo. She asked the board members if there were any further materials needed for her application. The board members explained the application was sent to the Design Review Committee and would need 30 days for their review, but this application can move forward at the next Planning Board meeting on November 18, 2024.

OLD BUSINESS

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

Applicants Bob Ross and Tim Ross were present in person. The board members reviewed the memo from Tighe and Bond. Brandee Nelson noted clarification between Phase 1 and the full buildout is needed as well as additional details associated with the engineering on a variety of the infrastructure. The applicants will also need confirmation from the Village of Red Hook regarding the water supply and from the Health Department regarding the sewage system.

The board members discussed the need for a stormwater plan. Brandee Nelson clarified the stormwater regulations will be changing January 1, 2025, and the applicants will need to demonstrate stormwater can be managed on site for the full buildout and show the details of the proposed stormwater improvements for Phase 1.

OTHER BUSINESS-

Local Law C (Proposed) of 2024- Discussion of Local Law C (Proposed) of 2024, a local law to amend Local Law 1 of 2024 imposing a moratorium on application in the TND CC Subdistrict, on applications for subdivision in the AB District, and on applications affecting wetlands.

The board members reviewed the proposed amendments to Local Law 1 from the Town Board. They discussed the language changes and resolved there were no formal comments to submit to the Town Board.

ADJOURNMENT

There being no further business before the Board, the meeting concluded at 7:20pm.

The next regular meeting of the Town Planning Board will occur on Monday November 18, 2024. Only new applications received by **noon** on November 8, 2024, and continuing submissions received by **noon** November 12, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board