

**Town of Red Hook Planning Board
Approved Minutes / Monday December 2, 2024**

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

Chairperson Sam Phelan called the meeting to order at 6:35pm. Board members present at the Town Hall were Kristina Dousharm, Arthur Salman, Ariadne Montare and Maxine Coleman. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Brandee Nelson and Ted Fink were present via Zoom.

Sam Phelan confirmed the agenda as published.

The Planning Board Members reviewed the 2025 Planning Board Meeting Schedule. Kristina Dousharm made a motion to hold Planning Board meetings on the first and third Mondays of the month with exceptions for conflicting holidays. Maxine Coleman seconded, and all members voted in favor. The meeting schedule will be available on the Town's website.

Ariadne Montare made a motion to approve the minutes from the November 18, 2024, meeting. Maxine Coleman seconded, and all members voted in favor.

PUBLIC HEARINGS

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

Public Hearing of an 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.

Applicant Janice Heine was not present for this meeting. Kristina Dousharm made a motion to open the Public Hearing. Maxine Coleman seconded, and all members voted in favor. Kristina Dousharm made a motion to continue the Public Hearing to December 16, 2024. Maxine Coleman seconded, and all members voted in favor.

OLD BUSINESS

Bard College Messena Campus Site Plan, Special Use Permit and Certificate of Appropriateness- Applicant Bard College- Applicant Representatives Vincenzo Tiberi a and Caren LoBrutto

Continued discussion of an application to construct accessibility, pedestrian, vehicular, and parking improvements on the Massena Campus. Parcel 195050 is located on an approximate 260-acre campus at 30 Seminary Drive in the Institutional, Water Conservation, and Scenic Corridor Overlay Zoning Districts.

Applicant representatives Vincenzo Tiberia was present in person and Caren LoBrutto was present via zoom. They reviewed the updated Site Plan which defined a smaller area of disturbance and included proposed striping of the larger parking area and the ADA parking areas.

The board members agreed the proposed improvements are minor maintenance, limited in scope, and do not change the use or site. The board members requested a site visit to see the current and future uses of the buildings.

The board members reviewed the drafted resolution. Kristina Dousharm moved to approve the resolution. Ariadne Montare seconded, and all members voted in favor.

NEW BUSINESS-

Wade Screened Porch and Deck Certificate of Appropriateness- Applicant Jeffrey Wade

Presentation of an application to construct a 14x16 ft screened porch and a 13x20 ft deck on parcel 354909 located on 55 Spring Lake Road in the Hamlet District.

Applicant Jeffrey Wade, present via zoom, gave an overview of the application. He explained he believed there was a porch on the house originally because of the large drop off at the existing French door. He would like to install a two-story porch, screened in on the lower level. He also reviewed the proposed deck extension.

The board discussed the proposed materials and reviewed the initial comments from Design Review Committee member Emily Majer, submitted December 1, 2024. The board discussed the proposed lighting and the railing openings. Jeff Wade responded that either a mesh screen was going to be installed on the interior side of the railings, or the design of the railings would be changed; if the design changed, the proposed materials would remain the same. The board members requested the applicant submit the images of the mesh screen, or the different railing design before the next meeting.

Kristina Dousharm made a motion to schedule the public hearing for December 16, 2024. Ariadne Montare seconded, and all members voted in favor.

OTHER BUSINESS-

Lead Agency-LL D (proposed) of 2024- Updating & Amending Zoning Laws

The Planning Board Members reviewed Local Law D (proposed) of 2024. These changes included removing marinas as a permitted use, regulations to retail cannabis dispensaries, and amendments to short term rentals, public parks, provisions on wetlands, and provisions regarding non-conforming uses.

Town of Red Hook Supervisor, Robert McKeon, was present in person for comments. The board members asked for clarification on the reasoning for removing marinas. Supervisor McKeon responded the Town Board did not want commercial facilities along Red Hook's waterfront. The board members also discussed the retail cannabis dispensary regulations and questioned the reasoning for adding strict restrictions within the Zoning Code. They asked Supervisor McKeon if these changes would be retroactive, or would it only affect projects after adoption. Supervisor McKeon stated if the new zoning was enacted, all previously approved dispensaries would be grandfathered in, and these zoning changes would not affect them.

The Planning Board members discussed the deadline to submit comments to the Town Board members. As the Planning Board is allowed 45 days to review, the board members will generate comments and continue this discussion at the December 16, 2024, Planning Board Meeting.

ADJOURNMENT

There being no further business before the board, Ariadne Montare made a motion to adjourn the meeting. Kristina Dousharm seconded, and all members voted in favor.

The next regular meeting of the Town Planning Board will occur on Monday December 16, 2024. Only new applications received by **noon** on December 6, 2024, and continuing submissions received by **noon** December 9, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar
Clerk for the Board