

Town of Red Hook Planning Board
Approved Minutes / Monday December 16, 2024

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

Chairperson Sam Phelan called the meeting to order at 6:30pm. Board members present at the Town Hall were Arthur Salman, Ariadne Montare and Brent Kovalchik. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultant Ted Fink was present via Zoom.

Sam Phelan confirmed the agenda as published.

Ariadne Montare made a motion to approve the minutes from the December 2, 2024, meeting. Arthur Salman seconded, and all members voted in favor.

PUBLIC HEARINGS

Stone Valley NY LLC Amended Site Plan- Applicant Representatives – Mark Graminski, Janice Parker, and David Bae.

Public hearing for an application to approve Phase 2 which includes renovation of the Carriage House, and amendments of the previously approved site plan on parcel number 008190 located at 4-124 Eden Knoll in the Limited Development District and the Water Conservation District.

Applicant Representatives Mark Graminski and David Bae were present in person. Ariadne Montare moved to open the Public Hearing. Arthur Salman seconded, and all members voted in favor.

David Bae explained the proposed restoration of the Granary Building now includes removing the added parking garage. He gave an overview of the Site Plan amendments such as the removal of the proposed pool house and consolidating the layout of the proposed pool, tennis courts and pickleball courts.

The board discussed the planting schedules. The applicant representatives clarified they did not include a planting schedule, but they planned on using native Maple trees and woody flowering shrubs. The board members requested they submit a general landscape schedule.

The board noted the amendments were minor and less intrusive, and therefore will not need to be reviewed again by either the State Historic Preservation Office or the Design Review Committee. Ted Fink noted that the minor amendments proposed will not cause an adverse impact, therefore there's no need to rescind the negative declaration that was issued February 5, 2024 by the Planning Board.

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

The board reviewed the Amended Site Plan Resolution. Brent Kovalchick made a motion to approve the resolution with the condition the applicants submit a landscape schedule. Ariadne Montare seconded, and all members voted in favor.

The board reviewed the Certificate of Appropriateness. Brent Kovalchik made a motion to approve the Certificate of Appropriateness. Ariadne Montare seconded, and all members voted in favor.

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.

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

Applicant Jeffrey Wade, present via zoom, gave an overview of the application. He explained the changes to the railing designs were made to both comply with zoning regulations and to simplify the project.

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

The board members reviewed the comments from the Design Review Committee, submitted December 1, 2024, and the Certificate of Appropriateness. Brent Kovalchick made a motion to approve the Certificate of Appropriateness. Arthur Salman seconded, and all members voted in favor.

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

Continued 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, present via zoom, reviewed the location and design of the proposed gazebo/pool storage shed. The board members discussed the entrance into the gazebo and the view from the road.

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

The board members reviewed the comments from the Design Review Committee, submitted November 6, 2024, and the Certificate of Appropriateness. Ariadne Montare made a motion to approve the Certificate of Appropriateness. Arthur Salman seconded, and all members voted in favor.

OLD BUSINESS

NEW BUSINESS-

Neville Manning Amended Certificate of Appropriateness-

Application for an amended Certificate of Appropriateness to install a window and a fence on parcel number 255660 located at 245 Woods Road in the Water Conservation District, Limited Development District, and the Scenic Corridor Overlay.

Applicant representative Viktor Nassli, present in person, reviewed the application which includes installing a door on the north side of the house, and a fence to screen the HVAC units. The board members discussed the proposed fence materials, which will match the cedar siding of the house.

The board members noted the proposed changes were minor; therefore, they waived the need for a Public Hearing and any review by the Design Review Committee. Ariadne Montare made a motion to both waive a Public Hearing and approve the amended Certificate of Appropriateness. Arthur Salman seconded, and all members voted in favor.

OTHER BUSINESS-

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

The Planning Board Members discussed the amendments made to Local Law D-1. Regarding retail cannabis facilities, the board members welcomed the Town Board's deletion of language that refers to hours of operations. They found the map that better defines the parcels where retail cannabis facilities are allowed confusing and asked for explanations, and they want to remove parking lots areas from the setback requirements.

The board members discussed the language in code 143-107 referring to "sewage disposal facilities" allowed in boat clubs and "overnight and long-term wet slips" not permitted at boat clubs. They will recommend to the Town Board to define the term "sewage disposal facilities" and/or replace the phrase with "customary bathroom facilities". The board members discussed the restrictions that are generated from both the definition of a Marina and the prohibition of overnight and long-term wet slips at Boat Clubs. They are concerned that the proposal is so restrictive that Red Hook will not be able to provide increased riverfront recreational opportunities for boaters.

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will occur on Monday January 6, 2025. Only new applications received by **noon** on December 27, 2024, and continuing submissions received by **noon** December 30, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar

Clerk for the Board