

**Town of Red Hook Planning Board
Draft Minutes / Monday February 3, 2025**

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, Maxine Coleman and Brent Kovalchik. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Brandee Nelson were present via Zoom.

Sam Phelan confirmed the agenda as published.

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

PUBLIC HEARINGS

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 and reviewed their long-term plan to construct six buildings along Route 9 and Old Farm Road and a parking area behind. The board members discussed the planned drainage and the proposed entrances, noting the southern entrance on Route 9 will stay as an entrance and a right turn exit only. The board members requested the applicants submit a SWPP plan and feedback from both the Town of Red Hook Highway Department and the Department of Transportation regarding the separate entrances.

The board members reviewed the memo from the Town engineer, Brandee Nelson and discussed the proposed water consumption from the Village of Red Hook. They requested the applicants submit information regarding the water use agreement from the Village Water Department.

The board members questioned the proposed building materials, proposed setbacks from the sidewalk and the proposed landscaping. The applicants clarified they were planning to use Hardie Board siding, the setbacks were proposed at 10ft from the sidewalk, and they would review the proposed landscaping with the Department of Transportation to ensure the trees will not block any sightlines. The board requested the applicants update the landscaping plan to meet the zoning requirements and submit a landscaping schedule.

The board members reviewed the Resolution Establishing Intent to be Lead Agency. Brent Kovalchik made a motion to approve the resolution. Arthur Salman seconded, and all members voted in favor.

NEW BUSINESS-

Mills Subdivision- Minor Subdivision- Applicants: Thomas and Melissa Mills

Presentation of an application to subdivide and create a new 1-acre parcel on the 3.02 acre parcel numbered 858614 located at 32 Hewlett Road and within the RD1 Zoning District.

Applicants Melissa and Thomas Mills were present in person and reviewed the proposed subdivision and explained that currently the house located at 32 Hewlett Road is connected to Town Water but has its own well. The subdivided parcel would be connected to Town Water.

The board members discussed both the existing septic system's location and the location of the future septic system on the new parcel. The board members recommended the applicants talk to Dutchess County Department of Health, or their engineer, to find the best location of a future septic system before making their final decisions on the new parcel's boundaries.

The board reviewed the Resolution Establishing Intent to be Lead Agency. Maxine Coleman made a motion to approve the resolution. Brent Kovalchik seconded, and all members voted in favor.

OTHER BUSINESS-

Local Law D3 (proposed) of 2024- Updating & Amending Zoning Laws Discussion

The board members discussed the updates to Local Law D3 (proposed) of 2024 and whether they agreed with the Town Board's determination that policy two of Local Law D3 (proposed) of 2024 is consistent with the LWRP. They reviewed the language within Attachment A of Local Law D3 (proposed) of 2024: Policy 2- facilitate the siting of water-dependent uses and facilities on or adjacent to coastal waters.

Sam Phelan made a motion that the Planning Board find that the sections of Local Law D3 (proposed) of 2024 pertaining to waterfront development, specifically marinas and boat clubs, is consistent with the current LWRP. Brent Kovalchik seconded, and all members voted in favor.

ADJOURNMENT

There being no further business before the board, Brent Kovalchick made a motion 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 March 3, 2025. Only new applications received by **noon** on February 21, 2025, and continuing submissions received by **noon** February 25, 2024, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar

Clerk for the Board