

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
July 11, 2019**

Present: Co-Chair David Pearson, Member Ray Towle and Member Steve Zacharzuk

Absent: Chair Beth Pagano and Member Don Hanson

Co-Chair Pearson opened the July 11, 2019 Planning Board meeting at 7:00pm with the Pledge of Allegiance.

Co-Chair Pearson made a motion to approve the Planning Board minutes dated May 9, 2019. 2019. Motion seconded by Member Zacharzuk. All members present in favor.

#1. Red Hook Commons Subdivision

Co-Chair Pearson made a motion to re-approve Amended Resolution #2019-3 – Resolution to grant extension of time to satisfy the conditions of amended plat approval for Red Hook Commons from the Planning Board meeting held on May 9, 2019, amending as follows:

NOW THEREFORE, BE IT RESOLVED, that the Planning Board grants the applicant four 90-day extensions of time, to May 6, 2020, in which to satisfy the conditions of approval of Amended Plat.

Motion seconded by Member Towle. All members present in favor.

Agenda Item:

#2. John Morgan	27 Firehouse Lane	Signage
Intelligent Training Company		
Property Owner: Knollwood Commons		
Tax Parcel ID #6272-10-348506		

Applicant, John Morgan came forward to talk about his proposal stating he placed window stickers which are 48 inches.

The Board discussed window signage and facade signage and that the applicant's proposal exceeds 25% allowed by Zoning. Member Towle feels this is window signage and is more than 25%, but that the side of the building is almost exclusively windows. Applicant indicated that the entire side of the building was windows and that the owner did not provide a directory sign.

Co-Chair Pearson asked how permanent the stickers were in the window. Applicant advised he can peel them off and there is no adhesive.

Member Towle said this was a glitch as to space available and issue of allowable window percentage per Zoning.

Member Zacharzuk brought up previous applicant State Farm and their window signage that was approved that was 25%.

Co-Chair Pearson asked if applicant could cut the stickers and place them differently. Applicant advised it would do more damage than good because they are not adhesive and could develop air pockets. Co-Chair Pearson asked applicant if he could come back with a smaller sign. Applicant said he could do that. Applicant asked how could he get a permit to put signs all over Red Hook like other businesses he sees? Is there a permit? Secretary Hart advised that sandwich boards are not permitted but he could file a complaint about the ones he is referring to. Applicant said he did not want to make a complaint.

Applicant asked if he could take his signs down and get a refund. Secretary Hart advised no but advised the applicant he could have his application tabled to next month. Applicant said ok. Secretary Hart advised the next meeting would be August 8. Applicant said he may be out of Town. Secretary Hart advised he could return in September.

Co-Chair Pearson made a motion to table the signage application of John Morgan for Intelligent Action Training located at 27 Firehouse Lane listed under Tax Parcel ID #6272-10-348506 to August 8, 2019. Motion seconded by Member Towle. All members present in favor.

Agenda Item #1 not present. Board moved on to Agenda Item #3.

**#3. Mid-Hudson Valley Fd. Cr. Union 7468-7476 South Broadway Subdivision
Property Owner: KDK Realty
Tax Grid #6272-10-433677**

**Present: Mark Graminski, P.E., & L.S. (representing the Mid-Hudson Valley Fd. Cr. Union)
Patrick Logan, Esq., from Rodenhausen Chale, LLP**

Mr. Graminski advised that the Mid-Hudson Valley Federal Credit Union is proposing to purchase Firehouse Plaza from the current owners, KDK Realty.

Mr. Graminski advised he has meet with the ZBA and advised the public hearing is still open and that they are awaiting a response from Dutchess County Planning. Mr. Graminski advised that the discussion appears favorable with the ZBA.

Co-Chair Pearson asked about easements. Mr. Graminski said there will be reciprocal easements for ingress/egress, water, sewer and utilities, which will be part of the Planning Board application.

Member Towle asked what was resolved at ZBA meeting. Mr. Graminski said public hearing, traffic count and that they are awaiting a response from Dutchess County Planning. Member Towle asked about the parcel boundaries. Mr. Graminski said he looked at the Code for Red Hook and it requires all lots need to have 40 feet of frontage and that Village Code does not have any detail related to a flag lot (and this is a flag lot) so there is no language in regard to a flag lot and no language as to whether you need to maintain that 40 feet throughout the entire portion, so he wanted to provide a legal lot, so if he did not have the 40 feet he would have had a non-conforming lot, so within the Code he could create a lot like this to merely create a separate parcel for that building and was trying to limit the subdivision to only one parcel. Mr. Graminski said the lot configuration was driven by 1) the Code and 2) the fact that the bank needs to divest itself of the other building – so he needed to create a legal lot so the Bank could sell that along with the subdivision process which will have all the legal documents for a way to get in and out. Member Towle asked how it fits with the design of the Village going forward with traffic and he knows they are trying to make sure in the future that you could drive east as shown the map and continue east joining another road that will lead further north through the Village, providing another traffic lane, in addition to other ones being used now. Mr. Graminski said he was not aware of that and asked if that would be a road that the Village would require simple title. Village Attorney Logan asked Member Towle to point out where that was. Member Towle pointed the area out. Co-Chair Pearson asked where that plan came from. Member Towle said they have been talking about this for some time now. Mr. Graminski said this is first he has ever heard of this plan. Co-Chair Pearson asked if this came from the Village Board. Member Towle said he heard them talking about that so he wanted to know in terms of discussions if there would be any interference or if it were compatible in some way.

Mr. Graminski advised there is no change to the site and that they were just creating lines and parcel boundaries to separate the properties based on Federal Law and said a road through

there would dramatically affect this property. Member Towle said not a road as such, maybe just an access in the future. Mr. Graminski said that would affect parking on the north side, but by creating multiple parcels the Village would have to coordinate with multiple owners.

Member Towle asked if the right-of-way was wide enough. Mr. Graminski said they are not changing any physical aspects of the project and that the application with Planning Board is for Subdivision only and Mr. Graminski showed the Board the approved site plan from 1990.

Mr. Graminski said all properties will share parking, access and utilities. Attorney Logan advised that they will sit with Mr. Graminski to figure out all easements required; ingress, egress, maintenance, parking and possibly water & sewer, and advised Mr. Graminski that they will need to see the detailed water and sewer plans. Mr. Graminski said he is almost done with the boundary survey but has to have all the utilities and water and sewer located because there are existing septic systems being shared and already filed easements because KDK already granted easements to the Village for the sewer, so they are already on file.

Mr. Graminski advised that when the sewer system goes into effect, those will go into effect, but while waiting for those to go into effect we need to be able to utilize the systems in place.

Attorney Logan asked Mr. Graminski if he could point out where the existing septic systems were located. Mr. Graminski pointed them out. Attorney Logan said since they are going to be located on potentially 3 parcels the Board should ask that this be referred to the Board of Health for comment. Attorney Logan said regarding SEQR the ZBA did a Neg. Dec. on the variance but as an uncoordinated review so this Board will do the SEQR as well and classify as an unlisted action. Attorney Logan said depending on where the water and septic are going to be located we might need Transportation Corporations but feel this Board can scheduled a public hearing.

Mr. Graminski said with regard to Dutchess County Department of Health he will advise that there will be individual connections to each property so he will ask for relief from that.

Co-Chair Pearson asked about the water lines. Attorney Logan said you can have water lines cross the property boundaries but you will need Transportation Corporation. Mr. Graminski said this was municipal water. Attorney Logan said they will go over with Mr. Graminski.

Member Zacharzuk asked where the sewer will be laid in. Mr. Graminski said there will be a series of maps submitted to this Board to show location of sewer and water. Member Zacharzuk asked if it would be a separate tank. Mr. Graminski said it will be a combination tank and pump. Mr. Graminski said the 3 main buildings will get their own connection.

Attorney Logan advised that with regard to the flag pole lot it is his understanding that this is permitted by Zoning Law and by getting the rear lot frontage the application is saving a lot of hassle within having to going through development without frontage which could involve an open development area which is under State Law.

Member Zacharzuk asked if with the traffic study if there could also be a study done by Mid-Hudson Valley themselves as to how much use the lanes get on a daily basis. Mr. Graminski said that was done because the ZBA requested a private consultant with cameras and counters.

Co-Chair Pearson made a motion to declare the Minor Subdivision for the Mid-Hudson Valley Federal Credit Union with property located at 7468-7476 South Broadway, Red Hook, New York listed under Tax parcel ID #6272-10-433677 as an "Unlisted Action" with an uncoordinated review. Motion seconded by Member Towle. All in favor.

Co-Chair Pearson acknowledged that the Short Form SEQR was received from applicant and will be completed at the next meeting on August 8, 2019.

Secretary Hart advised that the new Village website was redhookvillage.org

Attorney Logan advised Secretary Hart to wait for revised plans from Mr. Graminski before submitting to the Board of Health. Mr. Graminski said that is underway.

Co-Chair Pearson made a motion to set a public hearing for the Minor Subdivision application for the Mid-Hudson Valley Federal Credit Union for August 8, 2019 at 7:00pm. Motion seconded by Member Zacharzuk. All in favor.

Attorney Logan asked that the Board motion for revised plans to be submitted to the Board of Health.

Co-Chair Pearson made a motion that upon receipt of revised plans from the applicant that plans be submitted to the Dutchess County Board of Health for review and comment. Motion seconded by Member Towle. All in favor.

Co-Chair Pearson made a motion to close the July 11, 2019 meeting of the Planning Board at 7:55pm. Motion seconded by Member Zacharzuk. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board