

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
September 12, 2019**

Present: Chair Beth Pagano, Member Ray Towle and Member Don Hanson

Absent: Co-Chair David Pearson and Member Steve Zacharzuk

Chair Pagano opened the September 12, 2019 Planning Board meeting at 7:00pm with the Pledge of Allegiance.

Chair Pagano made a motion to approve the Planning Board minutes dated August 8, 2019. Motion seconded by Member Towle. All in favor.

Agenda Item #1

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

Applicant was present to advise the Board that he has changed his window signage to now meet Village Zoning which is under the 25% allowed space for window coverage.

Chair Pagano made a motion to approve the signage for property located at 27 Firehouse Lane, listed as Tax Grid #6272-10-348506, as depicted in the amended submitted proposal dated 9/5/2019. The signage shall not exceed the square footage as provided by the Code of the Village of Red Hook, and that signage is within the limits allowed and conforms to all provisions of Section 200-38 of the Code of the Village of Red Hook. Motion Seconded by Member Towle. All in favor.

NOTE: Agenda order changed per Board and applicant approval.

Agenda Item #2

Tabitha Gaulding – Total Image Solutions	2 West Market Street	Signage
Property Owner: Mid Valley Oil		
Tax Parcel ID #6272-10-419715		

Antoine Lambert from Total Image Solutions was present and gave brief presentation on proposed signage. Mr. Lambert advised that the signage is a blade signage which will promote clean fuel and give a clean modern look. Mr. Lambert gave the Board a new rendering image of the proposed signage.

Member Towle asked if the signage is a triangular shaped sign. Mr. Lambert said yes and will sit over the pumps. Member Towle confirmed that the square footage as 4.077 on each side. Chair Pagano said this meets Zoning. Member Towle said this signage is a little different from guidelines but does meet Zoning. Chair Pagano asked if this were only going on the one side. Mr. Lambert said yes. Member Hanson asked what the reason for the signage was. Mr. Lambert said the signage was appealing. Member Towle asked if anything was going to be done with the other pumps on the other side. Mr. Lambert said no – they may only get new gas pump doors.

Chair Pagano made a motion to approve the proposed signage for property located at 2 West Market Street, listed as Tax Grid #6272-10-419715, as depicted in the submitted proposal and new rendering dated 9/12/2019. The signage shall not exceed the square footage as provided by the Code of the Village of Red Hook, and that signage is within the limits allowed and conforms to all provisions of Section 200-38 of the Code of the Village of Red Hook. Motion Seconded by Member Hanson. All in favor.

Agenda Item #3

Hobson Properties, LLC

7387 South Broadway

Lot Line

Tax Parcel ID #6272-10-299560

Marie Welch was present and gave a presentation on the lot line alteration for lands of Steve Hobson and David Fell. Ms. Welch advised that the owners were in agreement to do a boundary line adjustment and agreed that a 6 foot wide strip on the south side of the building is adequate for their needs.

Chair Pagano asked if they have always been two separate parcels. Ms. Welch said at one time it was 3 separate parcels, but the parcel that belongs to David Fell is separate. Member Towle asked if applicant had to do anything else for this lot line. Ms. Welch advised she only needs permission from this Board because she is not creating any variance requirements. Ms. Welch said on the Fell parcel there will be a sidewalk to walk around propane tanks and a planter. Member Towle pointed out on the survey/location map area – it is incorrect. Ms. Welch said she did see that and will correct that.

Chair Pagano did advise that this application is exempt from 239 Review with the Dutchess County Department of Planning and Development.

Chair Pagano made a Motion to classify the action as an unlisted action with no outside interested agencies involved. Motion seconded by Member Hanson. All in favor.

Chair Pagano read through Short Form SEQR.

The Board determined, based on the information and analysis above (in SEQR review), and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Chair Pagano made a motion to declare a Negative Declaration. Motion seconded by Member Towle. All in favor.

Member Towle made a motion to waive a public hearing. Motion seconded by Chair Pagano. All in favor.

Member Towle asked if this lot line was for if property was sold in the future. Ms. Welch said no, and advised it was because of an issue concerning the door/steps because a person would exit onto Mr. Hobson's property which could become an insurance issue.

Chair Pagano made a motion to approve and accept the proposed Lot Line Alteration for 7387 South Broadway listed under Tax Parcel ID #6272-10-299560, with the following condition:

- 1. Correction of site in Location Map area – upper right corner.***

Motion seconded by Member Towle. All in favor.

Agenda Item #4

Mid-Hudson Valley Federal Credit Union	7468-7476 S. Broadway	Subdivision
Tax Parcel ID #6272-10-433677		

Present: Mark Graminski, P.E. & L.S.
Patrick Logan Esq. (Village Attorney)

Mr. Graminski gave the Board an updated copy of the Survey showing location of sewage disposal systems and water services and advised that he met with the Board of Health. Discussions were had regarding water and sewage. Mr. Graminski advised that the Health Department wants to see water supply and sewage disposal for each property. Mr. Graminski discussed the new water system and location.

Mr. Graminski said the Health Department will want to see that the disposal systems is adequate for the buildings, and if not he would have to design a reserve system that meets current Health Department standards for all 4 of the buildings on the parcels that are being created for those buildings. Mr. Graminski said the plans showed the shaded areas that represent the sewer easements for the proposed sewer system, and if approved, the only thing that would have to be done physically is a new water service run entirely on the parcel to service the building. Mr. Graminski said he could go ahead and do the testing, but does not want to dig test holes in the parking lot, so he would like to proceed with this application and if approved, be contingent on the sewer system. Mr. Graminski said as far as easements the shaded area would be an easement to the Village of Red Hook, who would maintain the sewer system, and be responsible for operation and maintenance.

Chair Pagano spoke on Lot 2 – flag lot – and in order to water line he would need to create 10 feet of water service. Mr. Graminski said yes and that was easy and they would just have to coordinate with the Village and they would do this when they are installing sewer. Mr. Graminski said there is currently a utility pole now and they will take it out and everything will be under ground. Mr. Graminski spoke on easements and that the only easements that would be particular to these 3 properties will be ingress, egress and parking. Patrick Logan, Esq., said water, sewer, parking & maintenance and access.

Member Towle asked about timing. Mr. Graminski said they do have 6 years to sell off the properties, but he would like to keep going. Mr. Graminski said once the Village gets approval the Health Department will sign off and review and agree to all of the easements and maintenance agreements.

Chair Pagano said her concern was that the sewer project is about 2 years behind schedule and concerned it won't happen. Mr. Graminski said he met with the Health Department and felt they were confident it would get done. Attorney Logan said his office has been working on this and they are filing more papers in the Fall and advised if the applicant wants to move forward based on this project and something that he thinks might happen is risky. Member Hanson asked Mr. Graminski how much time he thinks it will be before everything gets done to satisfy himself, the Village and the Board. Mr. Graminski said a couple of months.

Mr. Graminski said for the Health Department to be satisfied this just needs to be approved, not installed because there will be an approved central sewage system for the property.

Chair Pagano was concerned if there was a funding deadline and if the sewer plan did not go forward. Mr. Graminski said then they are clean and regardless the water service will get changed. Chair Pagano said then there will still be issues with adequate waste. Mr. Graminski said it preexists. Chair Pagano spoke on if the sewer does not go in and that he circumvented the Health Department's desire that these 3 properties have adequate waste disposal. Mr. Graminski said he has not circumvented and there is another way to do this. Mr. Graminski indicated the Health Department would sign off if he removed the water services and sewage disposal systems because all they are doing is a subdivision but he did not think this Board wanted that and that is why he included all this information and went to the Health Department to find out what would be required for them to sign off.

Member Hanson said since the Village plan to build a sewer system is down the road, what in the meantime is the sewage system now. Mr. Graminski advised what is there now. Chair Pagano said so the water service has to be changed anyway. Mr. Graminski said yes. Mr. Graminski said he would like to complete the action with this Board and get approval with a contingency, and if necessary file extensions.

Chair Pagano asked if this Board could say if the sewer is not installed, they would have to comply with Department of Health regulations. Attorney Logan said yes and subdivisions are generally contingent on Board of Health approval and this Board could go further and talk about this specific situation and will eventually need to see installation for DOH approval for whatever ends up existing at this site. Mr. Graminski said if these type of systems don't meet current regulations, that does not mean they are not functioning properly but that they don't meet current regulations. Chair Pagano's concern is that this is the only way to bring these buildings up to current regulations. Mr. Graminski said that is the Health Department's call. Attorney Logan advised they will have to talk with the Health Department to see if they would be willing to provide approval for what's existing, as well as the Village sewer. Attorney Logan advised you do not want to allow a subdivision where there is potentially inadequate sewer. Mr. Graminski said then, all he will do is show what could be put in and the Health Department does not require you to replace them, but only to show where you could put in an approved system, and if that has to happen, he will dig some holes.

Member Towle asked what would be presented at next month's meeting. Mr. Graminski said he will have documents for reciprocal easements – ingress/egress, underground utilities and maintenance. Mr. Graminski said he does not want this to stay in limbo.

Attorney Logan advised Mr. Graminski to have the Board of Health submit in writing

their perspective on this, both for what is existing and Village sewer. Mr. Graminski said he will do that. Attorney Logan said this would help his office to better format any conditions that might go along with this subdivision. Mr. Graminski said he will reach out to the Health Department.

Chair Pagano advised that the next Planning Board Meeting will be on October 10, 2019. Secretary Hart advised that she will not be at the meeting.

Chair Pagano made a motion to close the September 12, 2019 meeting of the Planning Board at 7:55pm. Motion seconded by Member Towle. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board