

VILLAGE OF RED HOOK
PLANNING BOARD MEETING

JULY 11, 2005

Present: Chairman Jay Trapp; Co-chairman Dan Wheeler; Member Gerald Jameison;
Member Everett Pearsall; Member Evelyn Krueger; Trustee Edward Blundell;
Trustee David Seymour

Absent: None

Chairman Trapp opens the meeting at 7:35 PM and brings the minutes of the June 13, 2005, Village of Red Hook Planning Board meeting forward for consideration. Mr. Trapp moves that these minutes be accepted as written. Member Krueger seconds this motion and all vote in favor.

THE MINUTES OF THE VILLAGE OF RED HOOK PLANNING BOARD MEETING OF JUNE 13, 2005, ARE ACCEPTED AS WRITTEN.

Old Business: Chairman Trapp notes that there has been some discussion of the formation of an intermunicipal planning group (Tivoli, Village of Red Hook, Town of Red Hook) when triggered by overlapping considerations such as water supply or geography.

Applicant #1

Mark Graminski, Agent Knollwood Commons at Red Hook, LLC Townhouse Site Plan
Firehouse Lane Tax Grid #25-6272-10-348532-0000

The Secretary announces that this project has requested postponement to the August 8, 2005, Village of Red Hook Planning Board meeting. It is so ordered.

Applicant #2

Morris Associates Anderson Commons Site Plan/Subdivision
Darin DeKoskie, Keith Lore, Steve Tinkleman, Agents Fisk Street & Baxter Road

Chairman Trapp announces that several reports have been submitted regarding this project:

- Traffic Study - no significant impacts
- Archeological Study - no significant impacts, sent to NYS for review
Mr. DeKoskie displays the existing GES location and grading for stormwater ponds. He states that they have removed one sidewalk and widened the internal roads. Mr. Lore states that they have maintained the one-way road shown on previous plans. Mr. Tinkleman requested that a date be set for the Public Hearing

at the next Planning Board Meeting. Co-chairman Wheeler stated that the archeological and endangered species studies were subject to NYS review. Mark Day, the Village Engineer, will also have to review the plans and studies submitted. Mr. Tinkleman states that the Village will have to issue a negative declaration on the project before the Town ZBA can act on the issues before it. Chairman Trapp asks the Board for their comments on the project as now presented. Members Jameison and Pearsall are favorable in their comments, Member Krueger has no comment at this time. Co-chairman Wheeler also wishes to reserve comment at this time. Chairman Trapp reads into the minutes the favorable letters from Roger Akeley, Dutchess County Planning and Bill Steinhaus, County Executive (attached). Mr. Trapp states that Mr. Akeley, Mr. Steinhaus, and Mayor Cohen toured the site with developer Keith Lore. Chairman Trapp asks the Board if they think the application is complete. Co-chairman Wheeler states a letter from Mr. Norwicki from NYS regarding endangered wildlife should be requested. Mr. Trapp reads letters from the Village of Red Hook Water Department Head and Fire Chief Arvine Coon and a letter from Village Attorney Jeff Martin all confirming no problems at this point with the project (attached). Member Krueger asks when the landscaping and trees will be addressed and is told after the plan is in place. It is noted that Mr. Napoli of the Board of Health has found no problems with the project as currently presented. Co-chairman Wheeler states that all studies must be completed before SEQR can be reviewed because that review triggers a strict time frame. Chairman Trapp moves to declare the application complete and table this matter until the August 8, 2005 Planning Board meeting. Member Jameison seconds this motion and all vote in favor.

THE ANDERSON COMMONS APPLICATION FOR A HOUSING SUBDIVISION TO BE LOCATED AT BAXTER ROAD AND FISK STREET IS DECLARED COMPLETE AND TABLED UNTIL AUGUST 8, 2005 MEETING.

Applicant #3

Morris Associates Red Hook Commons Senior Housing Site Plan
Darin DeKoskie, Agent Ken Kearney, Developer 7395 South Broadway
Tax Grid #25-6272-10-265576 plus 5 additional rear parcels

Mr. DeKoskie presents maps showing 2 ponds that have been located for stormwater run off. He states that there have been meetings with the DEC and BOH and they have approved the current plans. Cross section maps are presented that show the line of sight from Cambridge Drive and the centerline of Route 9 to the planned 3 story buildings at the site. Mr. DeKoskie states that a traffic study has been completed and states that there are no significant impacts. A stormwater study and a Long Form EAF have been completed and submitted. He further
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states that the site clean-up has been put out to bid and should start in September. Mr. Trapp reads into the record the Richard Cook-Schiafo letter regarding the clean-up at the site and the letter from Roger Akeley, Dutchess County Planning (attached).

Member Krueger asks for an integrated study of the traffic impact of the 3 large current projects under consideration for the southern portion of the Village (Anderson Commons, Knollwood Commons, Red Hook Commons). Chairman Trapp states that Village Engineer, Mark Day is reviewing the traffic studies for all 3 sites.

Member Jameison states all sites will need lighting and that has not yet been addressed.

Chairman Trapp states that the NMU zone has conflicting definitions regarding coverage and Attorney Rodenhausen will have to be consulted.

The Board again examines the elevations and floor plans submitted for the proposed senior apartments. Mr. Kearney states that Phase 1 must be completed and "in service" (fully rented) before he would be permitted to start Phase 2.

Chairman Trapp asks Mr. Cook-Schiafo, Fisk Street, if he has any comments. Mr. Cook-Schiafo states that he has concerns about contamination at the Senior Complex site and asks about the sewage treatment plant. Mr. Kearney replies that they will use the same site for the sewage treatment plant as the old PERX sewage treatment plant and that the DEC has approved this. It will empty into a tributary of the Sawkill. Mr. Kearney states that the long term responsibility for this plant will be his. Chairman Trapp asks about the pharmaceutical residue in the sewage from the large elderly population and their medications. Mr. Kearney states that limitations on the management of this will be part of the lease.

Chairman Trapp states that the Board will need letters from the Water Department, Fire Company and a report from Village Engineer Mark Day.

Member Jameison asks of the status of the funding and Mr. Kearney states that he has not been informed about the status of the grant funding but will apply again if necessary.

Chairman Trapp moves to declare this application complete when the above mentioned letters are submitted. Co-chairman Wheeler seconds this motion and all vote in favor.

THE APPLICATION OF RED HOOK COMMONS FOR A SENIOR HOUSING PROJECT TO BE LOCATED AT 7395 SOUTH BROADWAY IS DECLARED COMPLETE WITH THE ABOVE STIPULATIONS.

Chairman Trapp moves to table this application until the August 8, 2005 regular Planning Board meeting. Co-chairman Wheeler seconds this motion and all vote in favor.

THE RED HOOK COMMONS SENIOR HOUSING PROJECT APPLICATION TO BE LOCATED AT 7395 SOUTH BROADWAY IS TABLED UNTIL THE AUGUST 8, 2005 REGULAR PLANNING BOARD MEETING.

Chairman Trapp moves to adjourn the July 11, 2005 regular Planning Board meeting at 9:15 PM. Member Pearsall seconds this motion and all vote in favor.

THE JULY 11, 2005 REGULAR VILLAGE OF RED HOOK PLANNING BOARD MEETING IS ADJOURNED AT 9:15 PM.

Respectfully submitted,

Village of Red Hook
Susan P. Nandor, Secretary
Planning & Zoning