

VILLAGE OF RED HOOK
PLANNING BOARD MEETING

May 9, 2005

Present: Jay Trapp, Chairman; Richard DePass, Member; Gerald Jameison, Member; Evelyn Krueger, Member; David Seymour, Trustee; Ed Blundell, Trustee

Absent: Dan Wheeler, Co-chairman

Chairman Trapp brought forth the minutes from the March 14, 2005 for consideration and moved that they be accepted as written. Richard DePass seconded this motion and all voted in favor.

THE MINUTES OF THE VILLAGE OF RED HOOK MARCH 14, 2005 PLANNING BOARD MEETING ARE ACCEPTED AS WRITTEN.

There being no old business, the first applicant was called forward.

Applicant #1

Mark Graminski, Knollwood Commons Townhouse/Site Plan
Agent Firehouse Lane (Old Soap Factory Lot 2) Tax Grid #25-6272-10-348532

Mark Graminski and Leo Sieverding present a series of renderings of the proposed Knollwood Commons townhouse development including:

- a plan for five buildings with four units each with a master bedroom suite on each end of each unit
- a plan with four buildings with five units each
- a plan showing the two mixed use buildings remaining much the same
- parking remaining in the rear of both townhouse options
- elevations and contours of parts of the plans
- entrances facing the green

Chairman Trapp asks if the building materials have been considered and Mr. Graminski and Mr. Sieverding state that those decisions are in the early stages - probably horizontal siding, cedar shake roofs, etc. Mr. Trapp then asks about parking and Mr. Sieverding states that they still have to count the parking spaces and place the dumpsters. Chairman Trapp polls the Board for their preference of the two plans presented and the Board is in agreement that the plan that shows five buildings with four units each. The mixed use buildings will be softened with plantings and the pedestrian archways remain. Chairman Trapp asks when complete engineering plans will be available. Mr. Graminski states that he will start them immediately now that the Board has made its decision on the choice of plan. He states it probably take about 2 months. Chairman Trapp then asks that the 5 buildings with 4 units plan and the 4 buildings with 5 units plan be held up side by side

Village of Red Hook Planning Board Meeting May 9, 2005 Page 2

the Department of Health perc tests show 4 possible septic sites. Drainage, the use of dry wells and storm water management studies will be in the final reports. Chairman Trapp asks if the Homeowners Association would be responsible for maintaining these systems and is told yes. The developers are working with the town on the new road to be created. There is some dispute as to the width of the road to be created. Mr. Trapp asks for more detailed information for the next meeting and asks if they have received Agricultural Board clearance and is told they have. Chairman Trapp polls the Board as to the general look and direction of this project. All the Board members present agree that they need much more information but, it looks good so far. Mr. Lore states that the 27 green acres will stay forever green. Chairman Trapp reads the Dutchess County Planning Referral into the minutes (attached). The secretary is instructed to FAX copies of this to the developers. Chairman Trapp moves to table this review until the June 13, 2005 regular Planning Board Meeting. Member Richard DePass seconds this motion and all vote in favor.

THE ANDERSON COMMONS PROJECT REVIEW IS TABLED UNTIL THE REGULAR JUNE 13, 2005, VILLAGE OF RED HOOK PLANNING BOARD MEETING.

Applicant #3

Arden Simmons, Jr.

6-8 East Market Street

Sign

Tax Grid #25-6272-10-440706

Mr. Simmons approaches his sign and displays his rendering of the sign he wishes to erect. The gift shop will be named Sherry's Country Attic. The sign will use the existing bracket and be made of luster board. It will be double sided, not lit and be 18" x 36". The Board explains the 25% rule for window signage. Chairman Trapp then moves to approve the sign application for 6-8 East Market Street, 18" x 36", luster board, hung on an existing bracket, double sided, and not lighted. Member DePass seconds this motion and all vote in favor.

THE SIGN APPLICATION FOR 6-8 EAST MARKET STREET IS APPROVED AS DESCRIBED ABOVE.

Applicant #4

Glen Brent, Agent

Route 199 East

Music Store Site Plan

SPNH Music Productions

Tax Grid #25-6272-11-646717-0000

Glen Brent approaches the Board and identifies the location and states the site is 1.6 acres with 339 feet of road frontage and is zoned Highway Business. Mr. Brent then presents a sketch plan of a proposed building eligible under the code in that zone as an artisan builder of musical instruments with instrument repair and sales. The building will be 17 ft in height and meet the setbacks required by the Zoning Code. There will be 16

Village of Red Hook Planning Board Meeting May 9, 2005

Page 4

parking spaces in front and 6 parking spaces in the rear for employees for a total of 22

spaces. The customer spaces will be on asphalt and the entrance to the site is already paved and approved by DOT. Some lighting on the building is proposed and coach style lanterns for the facade. The lights will be of low intensity and on timers or motion sensors. Member Krueger states that she would like to see a style more in keeping with the Village architecture - windows, shutters, columns, etc. Member DePass states he needs to see landscaping details. The Board is in agreement that additional details need to be shown including signage, landscaping, architectural details and the dumpster location. Chairman Trapp moves to table this review to the regular Village of Red Hook Planning Board meeting on June 13, 2005 at 7:30 PM. Member Krueger seconds this motion and all vote in favor.

THE SPNH MUSIC STORE SITE PLAN REVIEW IS TABLED TO THE REGULAR VILLAGE OF RED HOOK PLANNING BOARD JUNE MEETING, JUNE 13, 2005.

Informal Discussion:

Peter Setaro, Kenneth Kearney Red Hook Commons Senior Housing South Broadway

The following subjects were discussed:

- locations for sewage treatment plant
- clean-up limitations by County
- incentive zoning plan terms
- final traffic study results still not reported

Member Depass asks for view from across Rt 9 of the proposed 3 story buildings and asks if there will be a walkway from the White Horse Liquor store into the site. It is noted that no archeological studies will be required at this site. There is discussion of the Land Conservation District within the site and the possible use of a lot at the rear of the site. Chairman Trapp asked for these items to be shown on the next maps including landscaping, lighting, parking and architectural details. The next meeting for this project will be the July regular meeting of the Village of Red Hook Planning Board scheduled for July 11, 2005.

There is Board discussion of the impact of the several major developments now being considered for the village. Arvine Coon, Jr., Water Dept Head, will be invited to the next Planning Board meeting for his input.

Member DePass announces with regret that he will soon be resigning from the Village of Red Hook Planning Board due to an overload of professional commitments.

Chairman Trapp moves to adjourn the Planning Board meeting at 10:15 PM. Member Krueger seconds this motion and all vote in favor.

THE MAY 9, 2005 MEETING OF THE VILLAGE OF RED HOOK PLANNING BOARD IS ADJOURNED.

Respectfully submitted,

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