

VILLAGE OF RED HOOK
PLANNING BOARD MINUTES
MAY 8, 2006

Present: Chairman Jay Trapp; Co-chairman Dan Wheeler; Member Evelyn Krueger; Member Everett Pearsall

Absent: Member Gerald Jameison

Chairman Trapp opens the meeting at 7:36 PM. Chairman Trapp moves that the minutes of the April 10, 2006 Planning Board meeting be accepted as written. Co-chairman Wheeler seconds this motion and all vote in favor.

THE MINUTES OF THE APRIL 10, 2006, MEETING OF THE VILLAGE OF RED HOOK PLANNING BOARD ARE ACCEPTED AS WRITTEN.

Chairman Trapp reads a letter from the Dutchess County Legislature stating that all members of boards created by municipalities to deal with land use issues must have 4 hours of training each year. The state is expected to enact a similar requirement. Municipalities can create these training sessions in any way they wish (videos, lectures, workshops, etc.).

Member Krueger states that at least two of the trees planted at CVS appear to be dying and the moats around the trees were not built correctly. Co-chairman states that perhaps the board should require landscaping bonds. The site plan will be reviewed for possible violations. Member Krueger has also visited the Keil driveway site next to CVS and states that she recommends 3 crabapple trees in the corner next to CVS and one larger tree on the other side of the driveway. She also notes there are several dangerous trees at the site due to their age and condition.

Applicant #1

George Verrilli

54 Elizabeth Street

Chocolate Factory

Site Plan

Tax Grid #25-6272-525543-0000

Dr. Verrilli approaches the Board and explains that he wishes to replace a shed that was demolished during the restoration of the Chocolate Factory. He states that to do this he had to have his site plan updated and corrected to show what exists there today. The site plan, as now submitted is correct and a list of businesses now in residence is also been submitted. The parking spaces required for the site is 86 and he has 94. Chairman Trapp asks what type of windows will be installed in the proposed shed and Dr. Verrillii states that they will be similar in style to match the windows in the Chocolate Factory. Chairman Trapp states that the site plan is now correct and that the dumpster must be enclosed. He also states that the shed never be converted to commercial use. Co-chairman Wheeler states that the shed will be very large and can not exceed the height limitation of the Code of the Village of Red Hook and should not exceed the height of the former shed which was +/- 29 feet. Chairman Trapp moves to approve the site plan application of George Verrilli to construct a shed at 54 Elizabeth Street, site of the Chocolate Factory, as shown on the plans submitted by 9 Yards Construction, dumpster enclosed per Section 200-29-I, with no commercial use ever permitted. Co-chairman Wheeler seconds this motion and all vote in favor.

THE SITE PLAN FOR THE CHOCOLATE FACTORY SHED LOCATED AT 54 ELIZABETH STREET IS APPROVED WITH STIPULATIONS.

Applicant #2

Jennifer Osterhoudt	7362 South Broadway	Site Plan
Tax Grid #25-6272-14-309484-0000	TABLED - INSUFFICIENT SUBMISSION	

Applicant #3

Will Stanley	7392 South Broadway	Site Plan
Tax Grid #25-6272-348532-0000	HEARD INFORMALLY - SEE BELOW	

Chairman Trapp explains that Mr. Stanley is a tenant in a property that has now changed owners and the new owner has yet to submit for site plan. Therefore, Mr. Stanley asks if he can replace a shingle of a now defunct business with a shingle of his own. Chairman Trapp moves to formally agree to this switch in shingles until such time as the owner submits a comprehensive site plan.

Member Pearsall seconds this motion and all vote in favor.

A SWITCH IN SHINGLES ON AN EXISTING SIGN LOCATED AT 7392 SOUTH BROADWAY IS APPROVED.

Applicant #4

Mark Graminski, Agent	Knollwood Commons at Red Hook LLC	Site Plan
Tax Grid #25-6272-10-348532-0000	TABLED AT APPLICANT'S REQUEST	

Applicant #5

Peter Setaro, Agent Red Hook Commons Senior Housing

Site Plan

Tax Grid #25-6272-10-265576-0000

Ken Kearney, developer, approaches the Board and states that he had met with the County this morning and the clean up at the site was complete. Jim Napoli, Department of Health, was also at this meeting and has told Darin DeKoskie and Peter Setaro of Morris Associates that the draft SPEDES Permit is in the mail. Chairman Trapp notes the height of the 3 story buildings and a few comments from Village Engineer, Mark Day. The issue of what type of siding is to be on the building is then discussed. Mr. Kearney asks that he be permitted to use vinyl siding on the seniors buildings and Hardiplank siding on the other buildings. The Board examines the siding samples submitted. Chairman Trapp polls the Board: Co-chairman Wheeler states that he understands Mr. Kearney's position but it is the Board's responsibility to make the call that will best serve the seniors and the community as a whole - he votes for all Hardiplank siding and no vinyl siding; Member Krueger and Member Pearsall agree with this and vote against the use of any vinyl siding; Chairman Trapp makes it unanimous and also votes against the use of any vinyl siding.

IT IS UNANIMOUSLY AGREED THAT NO VINYL SIDING IS TO BE USED AT THE RED HOOK COMMONS SENIOR HOUSING SITE. HARDIPLANK SIDING IS TO BE USED ON ALL BUILDINGS.

Mr. Kearney then explains the affordable housing formula but notes that it changes from year to year and is set by HUD. No utilities are included in the rents established.

Mr. DeKoskie submits a letter from the NYSDEC regarding the status of the remediation of the site (attached). He reiterates that Village Engineer, Mark Day, had only a few minor remarks and there were no major issues with the Department of Health. Hydrants will be installed at future road extensions. The Department of Transportation is comfortable with the current plans and will require a highway permit for any work involving traffic flow. Mr. Kearney anticipates that the parking will be more than adequate (.5 spaces per unit) since many seniors no longer drive. It is noted that only the DOT can authorize traffic lights. Mr. DeKoskie will be meeting with Mr. Napoli of the DOH on Wednesday and Mr. Napoli has already been sent letter stating there is adequate water flow at the site.

At this point, the discussion of the Red Hook Commons Senior Housing site plan is tabled to the June 12, 2006 Planning Board meeting.

Chairman Trapp moves to adjourn the May 8, 2006 Planning Board meeting. Co-chairman Wheeler seconds this motion and all vote in favor.

THE MAY 8, 2006 PLANNING BOARD MEETING OF THE VILLAGE OF RED HOOK IS
ADJOURNED AT 8:50 PM.

Respectfully submitted,

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