

VILLAGE OF RED HOOK
PLANNING BOARD MEETING
JUNE 12, 2008

Present: Chairman Dan Wheeler; Member Evelyn Krueger; Member Paul Fredericks

Absent: Member Gerald Jameison; Member Everett Pearsall

Chairman Wheeler calls the meeting to orders at 7:30 PM.

Member Krueger moves to approve the minutes of the May 8, 2008 Planning Board meeting as written. Member Fredricks seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Fredricks - Aye.

THE MINUTES OF THE MAY 8, 2008 PLANNING BOARD MEETING ARE ACCEPTED AS WRITTEN.

Applicant #1

Judith W. Carr

15-17 Maizeland Drive

Walsh Estate & Trust

Tax Grid #25-6272-06-286937-0000

Subdivision

Chairman Wheeler states that since we have not heard anything from the attorney, the Board will assume that there are no problems and proceed with the consideration of the application. Ms. Carr approaches the Board and presents the new map with all the corrections suggested by the engineer. Chairman Wheeler proceeds to review the Short Form EAF point by point and no problems are found. Member Fredricks moves to award the project a Negative Declaration. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Fredricks - Aye.

THE WALSH ESTATE & TRUST SUBDIVISION APPLICATION IS AWARDED A NEGATIVE DECLARATION.

Chairman Wheeler moves to hold a Public Hearing on the Walsh Estate & Trust subdivision application on July 10, 2008 at 7:00 PM in the Village Hall. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Fredricks - Aye.

A PUBLIC HEARING WILL BE HELD ON JULY 10, 2008, AT 7:00 PM IN THE VILLAGE HALL.

Applicant #2

Henry J. Webster
7366 South Broadway

Webster Tax Consultants
Tax Grid #225-6272-14-320493-0000

Site Plan/Subdivision

Chairman Wheeler reiterates the no attorney response and the Board decision to move ahead with this matter. The engineers comments are addressed and the following recommendations are offered by the Board in order to comply with the engineer's concerns:

- a lot line adjustment must be made for Parcel 3 since it will be an unbuildable lot;
- Parcel 3 must be shown with the same measurements on both the Site Plan and Survey
- a zoning conformance table must be shown on the final map
- a landscaping contract must be printed in the final map - Section 200-29-B of the Code of the Village of Red Hook
- paving and parking details need to be added
- parking to be according to Section 200-33 of the Code of the Village of Red Hook
- silt fences should be placed on the map and installed to show the water flow
- an anti tracking pad should be shown to prevent runoff onto Firehouse Lane.

The site plan should also be stamped by the surveyor of the survey submitted.

Chairman Wheeler reviews the Short Form EAF, both front and back, point by point and no problems are found. The EAF is signed by both Mr. Webster and Chairman Wheeler.

Chairman Wheeler moves to award this project a Negative Declaration. Member Fredricks seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Fredricks - Aye.

THE WEBSTER SITE PLAN/SUBDIVISION APPLICATION IS ASSIGNED A NEGATIVE DECLARATION.

Chairman Wheeler moves to hold a Public Hearing on the Webster Site Plan/Subdivision on July 10, 2008 at 7:15 PM in the Village Hall. Member Fredricks seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Fredricks - Aye.

A PUBLIC HEARING FOR THE WEBSTER SITE PLAN/SUBDIVISION WILL BE HELD ON JULY 10, 2008 AT 7:15 PM IN THE VILLAGE HALL.

Applicant #3

Janice Helsley

44-46 East Market Street

Community Action Agency

Tax Grid #25-6272-11-520689-0000

Sign Proposal

Chairman Wheeler announces that the applicant has asked to have her sign proposal laid on the table until the July 10, 2008 Planning Board meeting. Chairman Wheeler moves to lay the sign proposal for Community Action Agency on the table until the July 10, 2008 Planning Board Meeting. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Fredricks - Aye.

THE COMMUNITY ACTION AGENCY SIGN PROPOSAL IS TABLED TO THE JULY 10, 2008 PLANNING BOARD MEETING.

Applicant #4

Kenneth Migliorelli

7357 South Broadway

Farm Stand/Home Occupation

Tax Grid #25-6272-14-278467-0000

Site Plan

Mr. Migliorelli explains his new plan for his farm stand. He states he plans to renovate his current stand, rather than expand it. CEO Harkins has given permission for a cooler. If all goes well, he plans to expand in the future. Chairman Wheeler suggests Mr. Migliorelli discuss options and expenses with his surveyor, Marie Welch. Mr. Wheeler also suggests that he must apply to the ZBA, if he wishes to have a larger sign than a Home Occupation sign. Mr. Migliorelli requests to have his application laid on the table until the July 10, 2008 Planning Board meeting. Chairman Wheeler moves to do so. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Fredricks - Aye; Member Krueger - Aye.

THE MIGLIORELLI FARM STAND APPLICATION IS TABLED UNTIL THE JULY 10, 2008 PLANNING BOARD MEETING.

Applicant #5

Randolph Haddad

25 East Market Street

Change of Use

Tax Grid #25-6272-10-470720-0000

Site Plan

Mr. Haddad appears and requests that his application be laid on the table until the July 10, 2008 Planning Board meeting. Chairman Wheeler moves to lay the application of Mr. Haddad on the

table until the July 10, 2008 Planning Board meeting. Member Krueger seconds this motion and

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the vote is: Chairman Wheeler - Aye; Member Fredricks - Aye; Member Krueger - Aye.

THE RANDOLPH HADDAD CHANGE OF USE APPLICATION IS TABLED UNTIL THE JULY 10, 2008 PLANNING BOARD MEETING.

Applicant #6

Marie Welch, Agent
9 Linden Avenue

Reynolds & Elaine Tate Lands
Tax Grid #25-6272-06-374822-0000

Subdivision

Chairman Wheeler moves to lay this application on the table until the July 10, 2008 Village of Red Hook Planning Board meeting because this applicant has to appear before the ZBA in order for further discussion to occur. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Fredricks - Aye; Member Krueger - Aye.

THE TATE SUBDIVISION APPLICATION IS TABLED UNTIL THE JULY 10, 2008 PLANNING BOARD MEETING.

Applicant #7

Keith Lore
Baxter Road & Fisk Street
Clustered Residential Development

Anderson Commons

Tax Grids #25-6272-11-594459-0000;#25-6272-11-619615-0000

Conditional Review

This application is laid on the table until the July 10, 2008 Planning Board meeting at the applicant's request on a motion by Chairman Wheeler. The motion is seconded by Member Krueger and the vote is: Chairman Wheeler - Aye; Member Fredricks - Aye; Member Krueger - Aye.

THE ANDERSON COMMONS CONDITIONAL REVIEW IS TABLED UNTIL THE JULY 10, 2008 PLANNING BOARD MEETING.

Applicant #8

Gino Balacic, Agent
Tax Grid #25-6272-11-529570-0000

36 Fisk Street

Subdivision

Mark Graminski, Engineer and Gino Balacic, Agent approach the Board and explain the Balacic wish to subdivide their single parcel into in to two buildable lots. There is already a single family dwelling existing on one of the proposed lots. Mr. Graminski states that they are aware that they will have to get approvals from the Village Water Department, County Board of Health (septic) and the Village Highway Department (driveway access). The shed in the SW corner of

the property will have to be addressed. Mr. Graminski asks the Board to validate the application.

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Chairman Wheeler states Mr. Graminski should continue to pursue the above approvals and also check on the proximity to the Town. He also states that this subdivision application should be sent to the Village Engineer, Mark Day, for review and comment and a \$200.00 escrow account established. Chairman Wheeler then moves to lay this matter on the table until the July 10, 2008 Planning Board meeting. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Fredricks - Aye; Member Krueger - Aye.

THE BALACIC SUBDIVISION IS TABLED UNTIL THE JULY 10, 2008 PLANNING BOARD MEETING.

Applicant #9

Jessica Stingo

7488 South Broadway

Sign Proposal

Tax Grid #25-6272-10-440706-0000

Ms. Stingo approaches the Board with a sign proposal for a steakhouse named Flatiron to be located at 7488 South Broadway. She explains the sign she is proposing will be 42" x 32", made of wood, hang on an existing bracket, be double sided, with existing lighting (spotlights facing down). After some Board discussion, Chairman Wheeler moves to accept the sign as presented for 7488 South Broadway. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Fredricks - Aye.

THE SIGN PROPOSAL FOR 7488 SOUTH BROADWAY IS ACCEPTED AS PRESENTED.

Applicant #10

William & Sue Crane

39 Prince Street/62 West Market

Lot Line Adjustment

Tax Grid 225-6272-10-319748-0000; 25-6272-06-325760-0000

Marie Welch, Agent, presents a new map and explains the Area Variance that was necessary to proceed with this application. The Area Variance was granted by the ZBA on May 22, 2008 with two stipulations. Chairman Wheeler notes that the smaller lot that was created by the variance is consistent with the size of the other lots in the neighbor. Since the Short Form EAF was completed by the ZBA there is no need for the Planning Board to complete a second one. Chairman Wheeler moves to accept the Lot Line Alteration as presented on the Marie Welch Map 08022, dated June 12, 2008, for 62 West Market Street, Tax Grid #25-6272-06-325760-0000. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Fredricks - Aye.

THE LOT LINE ALTERATION FOR 62 WEST MARKET STREET, TAX GRID#25-6272-06-325760-0000, IS GRANTED WITH STIPULATIONS IMPOSED BY THE ZBA AREA VARIANCE GRANTED MAY 22, 2008.

Member Fredericks moves to adjourn the June 12, 2008 Village of Red Hook Planning Board

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meeting at 8:45 PM. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Fredericks - Aye; Member Krueger - Aye.

THE JUNE 12, 2008 VILLAGE OF RED HOOK PLANNING BOARD IS ADJOURNED AT 8:45 PM.

Respectfully submitted

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