

VILLAGE OF RED HOOK
PUBLIC HEARINGS
PLANNING BOARD MEETING
JULY 10, 2008

Present: Chairman Wheeler; Member Krueger; Member Jameison; Member Pearsall; Member Fredricks

Absent: None

Chairman Wheeler, in response to a comment from an audience member, Linda Keeling, regarding handicap access states he will check with the Board of Trustees.

Chairman Wheeler then opens the meeting at 7:11 PM to consider the Public Hearings for the Walsh Estate & Trust and Webster Tax Consultants. The first Public Hearing is:

Walsh Estate & Trust 15-17 Maizeland Drive Subdivision
Chairman Wheeler asks that the representative for this application come forward and explain her request. Judith Walsh Carr, representative for the family, states that the family wishes to divide the property in the estate into three discreet parcels in order to provide a parcel for each of the inheritors. There will be no new buildings constructed and the use of the land will remain the same. There being no public comment from the audience or the Board, Chairman Wheeler moves to close the Walsh Public Hearing. Member Pearsall seconds this motion and the vote is Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE WALSH ESTATE AND TRUST SUBDIVISION 15-17 MAIZELAND ROAD, TAX GRID #25-6272-06-286937-0000, PUBLIC HEARING IS CLOSED.

The second Public Hearing is:

Webster Tax Consultants 7366 South Broadway Site Plan/Subdivision
Henry Webster comes forward and explains his wish to subdivide his property in order to build and office to replace the office now in his home which has outgrown that space. The second floor of this office building would be an apartment. There being no public or Board comment, Chairman Wheeler moves to close the Public Hearing. Member Jameison seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE WEBSTER TAX CONSULTANTS, 7366 SOUTH BROADWAY, TAX GRID #25-6272-14-320493-0000, PUBLIC HEARING IS CLOSED.

Chairman Wheeler then read a letter from Linda J. Keeling, 238 Pitcher Lane, Red Hook, NY 12571, opposing all subdivisions (attached).

Chairman Wheeler now begins addressing the agenda for the Regular Planning Board meeting.

Chairman Wheeler moves to approve the minutes of the June 12, 2008 Planning Board meeting as written. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE MINUTES OF THE JUNE 12, 2008 ARE APPROVED AS WRITTEN.

Applicant #1

Judith Carr Walsh Estate & Trust Subdivision
15-17 Maizeland Drive Tax Grid #25-6272-06-286937-0000

Ms. Carr approaches the Board and states the subdivision map has been revised to meet all the engineer's comments. Chairman Wheeler checks the map and finds all the revisions are there. Chairman Wheeler moves to approve the Walsh Subdivision as depicted on the Walsh Estate Map prepared by Robert L. Campbell, L.S., License Number 49307, dated 11/22/07 and revised 05/20/08. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE WALSH ESTATE & TRUST SUBDIVISION 15-17 MAIZELAND ROAD, TAX GRID #25-6272-06-286937-0000 IS APPROVED.

Applicant #2

Webster Tax Consultants

7366 South Broadway

Site Plan/Subdivision

Tax Grid #25-6272-14-320493-0000

Mr. Webster presents the Board with a new map which he believes meets all the comments in the engineer's report. Chairman Wheeler and the Board review the map and find that all comments have been addressed and placed on the map.

A separate map prepared by Robert Zimmerman, L. S. #49246, dated May 27, 2008, shows the Lot Line Alteration ceding Parcel 3, an unbuildable parcel, to the adjacent Lands of Cohen as recommended by the engineer. The two plans submitted have been revised to match in measurements. A zoning conformance table has been added to the map. The parking is now marked in detail with landscaping shown. Paving details and parcel sizes are marked. The dimensions of the proposed building and square footage on each floor is marked. Signature block are shown on the map. There is a letter of approval for the curb cut on file from the Highway Department Head. There is an erosion plan on the map and a anti-tracking pad. The existing shed has been relocated as requested. Chairman Wheeler moves to approve the Henry J. Webster site plan and subdivision, Tax Grid #25-6272-14-320493-0000, as depicted on the map drawn by R. A. Jones, P. E. and dated July 2, 2008. Member Jameison seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE HENRY J. WEBSTER SITE PLAN AND SUBDIVISION, TAX GRID #25-6272-14-320493-0000, IS APPROVED.

Chairman Wheeler moves to approve the Lot Line Alteration, prepared by Robert Zimmerman, L.S. #49246, for ceding Parcel 3, of the Lands of Webster to the adjacent Lands of Cohen, to eliminate an unbuildable lot as suggested by the Village Engineer and depicted on the map dated May 27, 2008. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE WEBSTER LOT LINE ALTERATION AS SHOWN ON THE MAP PREPARED BY ROBERT ZIMMERMAN, L.S., #49246, DATED MAY 27, 2008 IS APPROVED.

Applicant #3

Janice Helsley

Community Action Agency

Sign Proposal

44-46 East Market Street

Tax Grid #26-6272-11-520689-0000

Chairman Wheeler announces that Ms Helsley has asked that her application be tabled until the Regular August Planning Board meeting. It is so ordered.

Applicant #4

Kenneth Migliorelli

Farm Stand/Home Occupation

Site Plan

7357 South Broadway

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

Chairman Wheeler announces that Mr. Migliorelli has asked that his application be tabled until

the Regular August Planning Board meeting. It is so ordered.

Applicant #5

Randolph Haddad

Change of Use

Site Plan

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

Since Mr. Haddad has not yet appeared, Chairman Wheeler moves to place him at the bottom of the agenda. Member Pearsall seconds the motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE HADDAD APPLICATION IS MOVED TO THE BOTTOM OF THE AGENDA.

Applicant #6

Marie Welch, Agent

Reynolds & Elaine Tate Lands

Subdivision

9 Linden Avenue

Tax Grid #25-6272-06-374822-0000

Ms Welch has also not arrived so, Chairman Wheeler moves that this application also be moved to the bottom of the agenda. Member Fredricks seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE REYNOLDS & ELAINE TATE SUBDIVISION APPLICATION IS ALSO MOVED TO THE BOTTOM OF THE AGENDA.

Applicant #7

Keith Lore

Anderson Commons

Conditional Review

Baxter Road & Fisk Street Tax Grids #25-6272-11-594459-0000; 25-6272-11-619615-0000

Clustered Residential Development

Chairman states that Mr. Lore has requested that he be tabled to the regular August Planning Board meeting. It is so ordered.

Applicant #8

Gino Balacic, Agent

36 Fisk Street

Subdivision

Tax Grid #25-6272-11-529570-0000

Mark Graminski, also an agent for the Balacic family, notes the comments from Mark Day, Village Engineer, (attached) and the letter from CEO Harkins (attached). Many of the engineers' comments are already being addressed with the exception the variances. It is the determination of the CEO that the large number of variances indicated by the engineer are not necessary since they predate Zoning in the Village. Mr. Graminski states that some work has been done on the

water and access requirements. Detail Sheet 2 will also show silt fences or erosion control. Chairman Wheeler then goes through the Short form EAF point by point. No problems are identified.. Chairman Wheeler makes a motion to award the Balacic Subdivision a Negative Declaration. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE BALACIC SUBDIVISION IS AWARDED A NEGATIVE DECLARATION.

Chairman Wheeler moves that a Public Hearing for the Balacic Subdivision be held on August 14, 2008 at 7:00 PM in the Village Hall located at 7467 South Broadway. Member Pearsall seconds this motion and the vote is Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye

THE PUBLIC HEARING FOR THE BALACIC SUBDIVISION WILL BE HELD ON AUGUST 14, 2008 AT 7:00 PM IN THE VILLAGE HALL LOCATED AT 7467 SOUTH BROADWAY.

Chairman Wheeler moves to table this application until the Public Hearing for this project on August 14, 2008 at 7:00 PM. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE BALACIC SUBDIVISION PROJECT IS TABLED UNTIL AUGUST 14, 2008 AT 7:00 PM IN THE VILLAGE HALL.

Applicant #9

Marie Welch, Agent
9 Linden Avenue

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

Subdivision

Marie Welch arrives and states that the soils test has been completed and the required variance has been granted. She then asks for preliminary approval in order that the applicants may seek approval from the BOH. Ms. Welch also states that the SEQR form was completed at the ZBA meeting and the project was awarded a negative declaration at that meeting. Chairman Wheeler moves that Preliminary Approval be given to the map submitted by Ms. Welch, dated March 26, 2008/Job #07057, Minor Subdivision of Lands of Reynold & Elaine Tate. Member Jameison seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE REYNOLDS AND ELAINE TATE SUBDIVISION, TAX GRID #25-6272-06-374822-0000, IS GIVEN PRELIMINARY APPROVAL.

Chairman Wheeler moves that the Public Hearing on the Reynolds & Elaine Tate Subdivision be held on August 14, 2008 at 7:15 PM in the Village Hall located at 7467 South Broadway. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Mr. Fredricks - Aye

THE REYNOLD AND ELAINE TATE SUBDIVISION, TAX GRID #25-6272-06-374822-0000 WILL BE HELD ON AUGUST 14, 2008 AT 7:15 PM IN THE VILLAGE HALL LOCATED AT 7467 SOUTH BROADWAY.

Applicant #10
Derin Rayow 21 West Market Street Sign - Change of Primary Use
Tax Grid #25-6272-10-413739-0000

Mr. Rayow explains his situation to the Board. He began his business in the rear of a former art gallery. When the gallery closed, he took over the larger space and now need the Board's permission for this change of primary use. Mr Rayow is also seeking approval for a sign. He states the sign will be as shown in the rendering submitted: 49" in height, 29" wide, made of wood, double-sided, lit by spotlights and be painted black & white, and with the easel removed. Chairman Wheeler moves to approve the sign for Tattoo Voodoo for 21 West Market Street as described above and shown in the rendering. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall; Member Fredricks - Aye.

THE SIGN FOR TATTOO VOODOO, 21 WEST MARKET STREET, TAX GRID #25-6272-10-423739-0000 IS APPROVED AS DESCRIBED ABOVE.

The Board then reviews the expansion of use request. Member Jameison reads the allowed uses in the General Business Zone (Section 200-10-B of the Code of the Village of Red Hook). The Board decides Mr. Rayow qualifies under Section 200-10- B-(35), Services, miscellaneous/personal/professional. Chairman Wheeler moves to accept this Change of Primary Use. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE CHANGE OF USE FOR 21 WEST MARKET STREET, TAX GRID #25-6272-10-423739-0000 IS APPROVED.

Applicant #11

Randolph Haddad
25 East Market Street

Change of Use
Tax Grid #25-6272-10-470720-0000

Site Plan

Mr. Haddad states he has nothing to submit. Chairman Wheeler moves to table the Haddad application to the August 14, 2008 Planning Board meeting. Member Jameison seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE RANDOLPH HADDAD APPLICATION, 25 EAST MARKET STREET, TAX GRID #25-6272-10-470720-0000 IS TABLED TO THE AUGUST 14, 2008 PLANNING BOARD MEETING.

Chairman Wheeler moves to place the Staff Subdivision, 7567 North Broadway, Tax Grid #25-6272-06-450818-0000 ahead of the St. Paul's Lutheran Church on the agenda because he feels the church discussion may be lengthy. Member Pearsall seconds this motion and it is so ordered.

Applicant #12

Mark Graminski, Agent
Tax Grid #25-6272-06-450818-0000

7567 North Broadway

Staff Subdivision

Mr. Graminski approaches the Board and presents the sketch plan for the Staff subdivision (map dated June 26, 2008) and explains their plans. They wish to subdivide their property and build another residence in their new lot. Mr. Graminski reads a letter from CEO Harkins (attached) stating it is OK to proceed with the consideration of this application. Member Jameison asks if the new residence would meet the required setbacks and is told it will. Member Fredricks asks if it will be a two family and is told it will not be a two family. Chairman Wheeler moves to approve the Preliminary Sketch Plan for the Staff Subdivision. Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE STAFF SUBDIVISION, 7567 NORTH BROADWAY, TAX GRID #25-6272-06-450818-0000 IS GIVEN PRELIMINARY SKETCH PLAN APPROVAL.

Chairman Wheeler moves to table the Staff Subdivision Application to the August 14, 2008 Planning Board meeting. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger; - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE STAFF SUBDIVISION APPLICATION IS TABLED TO THE AUGUST 14, 2008 PLANNING BOARD MEETING.

Applicant #13

Marie Welch, Agent 7404-7426 St. Paul's Evangelical Lutheran Church Site Plan/Subdivision
Tax Grid #25-6272-10-395562-0000

Ms. Welch approaches the Board and notes that the church is now asking for a 5 Lot Subdivision not a 4 Lot Subdivision. Ms. Welch also hands out a packet prepared by Attorney Wade for the Board (this packet if available for viewing in the office or copying for a fee). Chairman Wheeler notes that adding a fifth parcel triggers a SEQR Long Form. Chairman Wheeler also notes that letters have been received from the Town Historian, Winthrop Aldrich and Hudson River Heritage, Christopher Lindner, President regarding this application (attached). These letters are read into the minutes. Chairman Wheeler asks if this new application will now involve 3 lots on Broadway. He is told it will including 1 lot on Firehouse Lane and 1 lot on Elizabeth Street for a total of 5 lots. Member Fredricks states that the church does not wish to sell their property but feel they must. Chairman Wheeler states that this project must be reviewed by the Town engineer and Attorney George Rodenhausen and an escrow account of \$2000.00 set to cover costs of this review. Attorney Wade states that NYS bundles all components in an application for a place on the Historic Register. Mary Lou Williams states that only the church is on the Register. Richard Dill states that the entire acreage was put on the Register. There is also comment from Lorraine Humphrey and Maynard Ham but Chairman Wheeler states that this is not the time for public comment. A Public Hearing will be held for that purpose. Chairman Wheeler moves that the entire submission be sent to the Village Engineer and Attorney George Rodenhausen for review and comment. Member Jameison seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

**THE ENTIRE SUBMISSION FROM ST. PAUL'S EVANGELICAL LUTHERAN CHURCH
WILL BE SENT TO THE VILLAGE ENGINEER AND ATTORNEY GEORGE
RODENHAUSEN FOR REVIEW AND COMMENT.**

Member Jameison moves to adjourn the July 10, 2008 Village of Red Hook Planning Board Meeting. Member Pearsall seconds the motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Member Jameison - Aye; Member Pearsall - Aye, Member Fredricks - Aye.

**THE JULY 10, 2008 VILLAGE OF RED HOOK PLANNING BOARD MEETING IS
ADJOURNED.**

Respectfully submitted, Village of Red Hook
Susan P. Nandor, Secretary