

VILLAGE OF RED HOOK PLANNING BOARD
PUBLIC HEARING & REGULAR MEETING
NOVEMBER 13, 2008
7:15 PM

Present: Chairman Dan Wheeler; Co-chairman Gerald Jameison; Member Evelyn Krueger;
Member Everett Pearsall; Member Paul Fredricks
Also attending: Kerri L. Yamashita of Rapport Meyers Whitbeck Shaw & Rodenhausen

Absent: None

Chairman Wheeler opens the meeting at 7:15 PM for Public Hearing #1 (continued).

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

Attorney Wade, representing the Lutheran Church, gives a synopsis of the subdivision project the church wishes to complete. Chairman Wheeler requests that speakers limit their comments to 3 minutes. He then reads the letter & attachments from the New York State of Parks, Recreation, and Historic Preservation requesting an archeological study (attached), a packet of comment and suggestions from Barbara Bielenberg representing the Friends of Elmendorph and the Egbert Benson Historical Society (attached) and the letter from Attorney Rodenhausen dated 10/9/08 (attached). The speakers are as follows:

Lorraine Humphrey - Fisk Street, Red Hook, NY
Ms Humphrey states that the caretaker's house has a new home. She also notes that if the church

closes, the care of the cemetery would be the responsibility of the Village and the Synod would sell all the buildings.

Mary Lou Williams - Sunrise Drive, Red Hook

Ms. Williams states she wishes to take the church & grounds off the state and federal registers of historic places. She stated that few attended the "Nooks and Crannies" tour that was held to attract interested parties. Ms. Williams states that their investments are gone and the current budget will only last until April 2009. They have no sexton to keep the grounds and other repairs.

Bruce R. Waller - Lewis Drive, Red Hook

Mr. Waller suggests that the Archeological study requested by the state is not a mandate.

Nancy Denegar - 22 Fraleigh Street

Ms. Denegar states that the worst environmental impact would be the loss of the church.

Kevin Wade - Attorney for St. Paul's Evangelical Church/South Broadway, Red Hook

Mr. Wade states that there was no ground disturbance at the site of which he was aware.

Tracie Rozhon - Rokeby, Red Hook

Ms. Rozhon states that the Landmark Conservancy was very familiar with St. Paul's Lutheran Church having given it \$7000.00 toward the plans and specifications for the new copper roof and \$25,000.00 towards the cost of the roof itself. She also read a letter sent to Attorney Wade from Ann Friedman (New York Landmarks Conservancy) explaining some alternatives to the subdivision (attached).

Richard Dill - 6 Fraleigh Street, Red Hook

Mr. Dill states he is in favor of the subdivision if it will save the church but if the caretaker's house is moved, every step should be documented.

Barbara Bielenberg - 58 Fraleigh Street, Red Hook

Ms. Bielenberg states that only one option has been considered (subdivision) and asks that a corrected Long Form EAF be considered - per the local historical societies suggestions.

Maynard Ham - 81 West Market Street, Red Hook

Mr. Ham asks why no other options were considered and states the caretaker's house is organic to the site. He suggested advertising in the New York Times or a preservation group or interested couple.

Chairman Wheeler moves to close the Public Hearing for St. Paul's Evangelical Lutheran Church. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Member Krueger - Aye; Co-chairman Jameison - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE PUBLIC HEARING FOR ST. PAUL'S LUTHERAN CHURCH & CEMETERY, 7404-7426 SOUTH BROADWAY, TAX GRID #25-6272-10-395562-0000, FIVE LOT SUBDIVISION IS CLOSED.

On motion of Chairman Wheeler, seconded by Co-chairman Jameison a 10 minute break is taken at 8:00 PM.

Chairman Wheeler calls the meeting back to order at 8:10 PM.

St. Paul's Lutheran Church & Cemetery 7404-7426 S. Broadway Five Lot Subdivision
Marie Welch, Agent Tax Grid #25-6272-10-395562-0000

Chairman Wheeler presents the Lutheran Subdivision Resolution prepared by Attorney Rodenhausen for review by the Board. Chairman Wheeler then moves to table consideration of the resolution for 40 minutes. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Co-chairman Jameison - Aye; Member Krueger - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

CONSIDERATION OF THE LUTHERAN SUBDIVISION RESOLUTION IS TABLED FOR FORTY MINUTES.

Chairman Wheeler moves to table the Lutheran Church Demolition Permit application until the end of the meeting. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Co-chairman Jameison - Aye; Member Krueger - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE DEMOLITION PERMIT APPLICATION IS TABLED UNTIL THE END OF THE MEETING.

Keith Lore Anderson Commons Conditional Review
Baxter Road and Fisk Street Tax Grids #25-6272-11-594459;#25-6272-11-619615-0000
Clustered Residential Development

At Mr. Lore's request, this application is tabled until the December 11, 2008 Planning Board Meeting.

Peter & Barbara Schatz 20 Linden Avenue Special Permit/Site Plan
Accessory Two Car Garage with Accessory Apartment on Second Floor
Tax Grid #26-6272-06-343879-0000

Member Krueger states she is still concerned about the ramifications of Section 200-19 of the Code of the Village of Red Hook (Apartments). Chairman Wheeler states that a Long Form EAF

must be completed for this project to address all the comments raised at the public hearing and by mail. Chairman Wheeler reads the letter from Village Attorney Kelly Flood-Meyers regarding this project (attached). Chairman Wheeler moves that the Long Form EAF be completed for this project. Co-chairman Wheeler seconds this motion and the vote is: Chairman Wheeler - Aye; Co-chairman Jameison - Aye; Member Krueger - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE SCHATZ PROJECT WILL COMPLETE A LONG FORM EAF.

Chairman Wheeler moves to table this application until the Long Form EAF is submitted. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Co-chairman Jameison - Aye; Member Krueger - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE SCHATZ APPLICATION IS TABLED UNTIL THE LONG FORM EAF IS SUBMITTED.

Chairman Wheeler returns to the 5 lot subdivision resolution for St. Paul' Lutheran Church, Tax Grid #25-6272-10-395562-0000. Member Krueger asks for a stipulation stating that any changes to the property are subject to the regulations of the Village of Red Hook. This is agreeable to the Board. The second WHEREAS is deleted as being redundant and confusing. Chairman Wheeler moves to accept this resolution as depicted on the Marie Welch map AMENDMENT TO FILED MAP NO. 9373 SUBDIVISION MAP PREPARED FOR ST. PAUL'S EVANGELICAL LUTHERAN CHURCH SITUATE IN VILLAGE OF RED HOOK, revised September 8, 2008.

Co-chairman Jameison seconds this and the vote is: Chairman Wheeler - Aye; Co-chairman Jameison - Aye; Member Krueger; Member Pearsall; Member Fredricks - Aye.

THE FIVE LOT SUBDIVISION APPLICATION FOR ST' PAUL'S EVANGELICAL LUTHERAN CHURCH, SOUTH BROADWAY, RED HOOK, NEW YORK, TAX GRID #25-6272-10-395562-0000 IS APPROVED.

Discussion then turns to the Demolition Permit application from St. Paul's Lutheran Church. Co-chairman Jameison asks the location and reason for the application. Ms. Humphrey, Church Counsel President, states they are old and in poor shape. Chairman Wheeler states that the application needs to be corrected to read garage & shed not just one building. Chairman Wheeler states that the Board member should drive by during the next month and see the buildings in question and moves that further discussion of this application be tabled until the December 11, 2008 Planning Board Meeting. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Co-chairman Jameison - Aye; Member Krueger - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

DISCUSSION OF THE DEMOLITION PERMITS FOR ST. PAUL'S LUTHERAN CHURCH, TAX GRID #25-6272-10-395562-0000 IS TABLED UNTIL THE DECEMBER 11, 2008 PLANNING BOARD MEETING.

At the applicants request, Chairman Wheeler moves to table the following:

Janice Helsley/Community Action Agency/Sign Proposal-Tax Grid#25-6272-11-520689-0000

Mark Graminski/N. Broadway/2 Lot Subdivision/Tax Grid #25-6272-06-450818-0000

Mark Graminski/N. Broadway/Plant Renovation Site Plan/Tax Grid#25-6272-06-470753-0000

Member Krueger seconds this motion and the vote is: Chairman Wheeler - Aye; Co-chairman Jameison - Aye; Member Krueger - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE ABOVE APPLICANTS ARE TABLED TO THE DECEMBER 11, 2008.

Chairman Wheeler moves to approve the minutes of the October 9, 2008 Planning Board meeting as written. Member Pearsall seconds this motion and the vote is: Chairman Wheeler - Aye; Co-chairman Jameison - Aye; Member Krueger - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE MINUTES OF THE OCTOBER 9, 2008 PLANNING BOARD MEETING ARE APPROVED AS WRITTEN.

Member Pearsall moves that the meeting be adjourned. Co-chairman Jameison seconds this motion and the vote is: Chairman Wheeler - Aye; Co-chairman Jameison - Aye; Member Krueger - Aye; Member Pearsall - Aye; Member Fredricks - Aye.

THE NOVEMBER 13, 2008 VILLAGE OF RED HOOK PLANNING BOARD MEETING IS ADJOURNED.

Respectfully submitted,

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