



1. Area of disturbance - this item was prepared and submitted to Board – analysis of pre-existing and post development drainage conditions that were such a small area that was disturbed that there is no impact on any of the joint neighbors. State of New York has one requirement that any disturbance greater than one acre of land disturbance you would need to prepare an erosion and sediment control plan. These items are addressed in the drainage report.
2. Required front yard setback for existing garage – this was also a part of the original subdivision and has not changed.
3. Silt fencing – should be shown in one of the plans
4. Additional approval required prior to final subdivision approval -
  - a. Dutchess County Department of Health
  - b. Village of Red Hook Highway Department – Dan Streib has already looked at the driveway entrances for lot #2 & 3, and indicated that both are acceptable.
  - c. Village of Red Hook Water Department

Assuming documents are satisfactory to the Board and granting the closing of this public hearing - SEQR review determination and also preliminary approval, in order to submit to the health department for their review of the on-site sewage disposal system.

Chairman Jameison asked for comments – no comments.

Chairman Jameison made a motion to close the public hearing, seconded by Paul Fredricks, all were in favor.

Public Hearing was closed at 7:45pm.

**VILLAGE OF RED HOOK  
PLANNING BOARD MEETING  
APRIL 8, 2010**

Chairman Jameison made a motion at 7:45 pm to open the Planning Board Meeting; Seconded by Paul Fredricks, all were in favor.

Chairman Jameison asked that the minutes of the March 11, 2010 be approved. Chairman Jameison made a motion to accept the minutes; seconded by Paul Fredricks; all were in favor.

THE MINUTES OF THE MARCH 11, 2010 ARE APPROVED AS SUBMITTED.

**Applicant #1**

**Margaret Mondello -**

**7 West Market Street**

**Site Plan/Sign**

**Tax Grid #25-6272-10-425729-000**

Proposed sign/design was presented to the Board for their review. Sign dimensions and regulations were discussed. It was agreed that the sign shall be approved as 24x48, without lighting, shall have a minimum of at least 9ft in height from the bottom of the sign to the pavement, and that the front windows shall not exceed the 25% for display. Chairman Jameison advised that no sandwich boards are permitted. Literature/magazine display on doors will not be permitted. Bistro tables outside of office will not be permitted.

Mondello was advised that she will need to file for a building permit for the sign and to contact Sam Harkins regarding same.

Chairman Jameison made a motion to accept the sign as shown, 24x48; 9ft from ground; color as rendered; building permit to be obtained for sign and any work to be done inside of building; seconded by Paul Fredricks; all were in favor.

8:00 pm.

Rodney Morrison, Member entered the planning board meeting.

**Applicant #2**

**Mark Graminski, Agent**

Chairman Jameison reviewed and completed Short Environmental Assessment Form for Geoffrey and Judith Carr Subdivision. Copy on file for review.

Member, Rodney Morrison indicated no historic – unlisted.

Chairman Jameison indicated that the lead agency is the Village of Red Hook.

Chairman Jameison made a motion to determine that this be a negative declaration; seconded by Evelyn Krueger; all were in favor.

Mr. Graminski briefly reiterated the comments made at the public hearing for Member Rodney Morrison who entered the planning board meeting late.

Member, Rodney Morrison indicated that it would need to be final condition. Board does not need to waive a second public hearing.

Chairman Jameison asked if Board had any further questions on the subdivision. No questions.

Chairman Jameison indicated that the garage was existing and therefore would be grandfathered in. Chairman Jameison asked if Mr. Graminski would be submitting updates for drawing on silt fence? Mr. Graminski asked if the Board would give conditional approval with Board giving the Chairman the right to review – make sure drawing is correct – and sign the plot. Mr. Graminski indicated that all 4 sheets will be filed in County Clerk and Board of Health.

Chairman Jameison made a motion to accept the subdivision with following stipulations:

- a. Applicant update drawings showing silt fence, including sediment and erosion plan
- b. File with Dutchess County Health Department all necessary applications
- c. Apply to Red Hook Highway Department for any curb-cuts that may be needed
- d. Need letter of approval from Village of Red Hook Water Department

Chairman Jameison made a motion to accept subdivision; seconded by Member Evelyn Krueger; All were in favor.

**Applicant #3**

**Christine Sause**

**7516 North Broadway**

**Sign/Site Plan**

**Tax Grid #25-6272-10-452731-0000**

Christine Sause appeared before the Board and presented her proposed sign drawing. Ms. Sause wanted to know if she could occupy the space prior to sign approval. Chairman Jameison indicated yes, but that the Board does need to see a rendering of her sign, should she choose to have an outside sign. Chairman Jameison indicated that the application will remain open, until she returns with sign design.

CEO, Sam Harkins indicated that a motion would have to be made to change from a “B to M”.

Chairman Jameison made a motion for Christine Sause’s application for site plan to occupy the building and change from B to M; seconded by Member Evelyn Kruger; all were in favor.

CEO, Sam Harkins, advised Ms. Sause to come to the Building Department for sign information.

Chairman Jameison advised the Board to table the sign portion of the application for next month.

## **OTHER BUSINESS**

*St. Paul's Lutheran Church*  
*Lollie Humphrey present representing St. Paul's Lutheran Church.*

St. Paul's is asking for an extension of the subdivision application for at least 6 months. Chairman Jameison indicated that the letter said they would have to resubmit. Past application has expired and plan was to take the application as submitted prior, completely the same, and fore go having any longated public hearings. Advised that a new application would need to filed.

Chairman Jamesion again reiterated that the application ran out of time and therefore expired, and a new application will need to be refilled. The new application will be processed as quickly as possible. It was the Board's hope that it could be done in one meeting – hold a public hearing first and then hold a regular meeting and execute the new application and grant approval.

Board will check the escrow balance with regard to fees. The cost associated with a new application will be possible engineering fees. The Board will waive the application fee.

Chairman Jameison advised to have Marie Welch submit with the change of date on the SEQR form.

St. Paul's advised that Kevin Wade will be representing the Church. Chairman Jameison indicated that he will speak with Kevin Wade.

Member, Paul Fredricks indicated that legally the Board cannot extend anymore time at this point. It was in their best interest to submit a new application.

Member, Rodney Morrison indicated that we must receive the new application, declare ourselves as lead agency, notice the public – there is a set time frame.

Chairman Jameison indicated that the application ran out of time because the Board of Health could not supply the right certificate regard to the water supply.

Chairman Jameison said get the new application submitted and can be put on the June agenda.

Member Evelyn Krueger asked about neon signs at the Mexican restaurant. CEO, Sam Harkins, indicated that there is nothing in the zoning law addressing neon signs inside of a business. Zoning Law states no neon signs on exterior only.

Chairman Jamieson asked zoning secretary to prepare a letter to the Red Hook Village Board regarding neon signs and a letter to Trustee Jay Trapp regarding stipulations for sandwich signs.

Chairman Jameison moves to adjourn the April 8, 2010 Planning Board Meeting at 8:30 pm.  
Paul Fredricks seconded; all in favor.

THE APRIL 8, 2010 PLANNING BOARD MEETING WAS ADJOURNED AT 8:30 PM.

Respectfully submitted,

Village of Red Hook  
Lara Hart, Secretary  
Planning & Zoning