

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
November 13, 2014**

Present: Acting Chairman Mark Mirando, Member Beth Pagano, Member David Pearson,
Member Don Hanson & Member Ray Towle

Present: Planning Board Attorney Victoria Polidoro
(for Applicants #2 & #3)

Acting Chairman Mirando opened the November 13, 2014 Planning Board Meeting at 7:01 pm.

Acting Chairman Mirando asked Board Members if they have reviewed the Planning Board minutes dated October 9, 2014. Board members said yes. Member Pagano said to be accepted with amendments as provided to Secretary Hart.

Acting Chairman Mirando made a motion to accept the minutes of the October 9, 2014 planning board meeting. Motion seconded by Member Pagano. All in favor.

#1. Valarie Call (Property Owner: Baright Realty) Creative Hair by Valarie Tax Grid #6272-10-425729	19 W. Market Street	Signage Application
--	----------------------------	----------------------------

Kevin Mowry of Hudson Valley Mobile Graphics was present to represent Valarie Call. Kevin advised the Board that the sign would be lined up with the Mondello sign which is right next door. Kevin advised no lighting. Kevin advised that the brackets were about 5 foot total making the sign 4ft. Chairman Mirando asked if the sign could be pushed a little closer to the molding. Kevin advised yes closer, but has to stay a little off for movement. Member Pagano advised for verification that the sign will not stick out any further than the Mondello sign. Kevin advised yes. Chairman Mirando asked for the height from the underside of the sign to the opposite of the sidewalk. Kevin advised definitely a minimum of 8ft. Member Pearson asked if it would be centered with the doorway. Kevin said yes to avoid blocking the Rt. 199 State sign. Member Pagano asked if he was using a new bracket. Kevin said everything will be new. Member Pearson asked if it would be 8 ft. off the step from the doorway. Kevin said he will check but is sure it is well over 8 ft. from the bottom. Chairman Mirando requested to maintain at least an 8ft. separation between the underside of the sign corner and the top of the step. Kevin said ok. Chairman Mirando advised Kevin to make sure that CEO Harkins approved the brackets. Kevin advised that there would be guide cables.

Acting Chairman Mirando made a motion to approve the signage application of Valarie Call for 19 W. Market Street known as Creative Hair by Valarie and that the sign meets all Building and NYS Code, and that the sign not stick out any further than the sign next door known as "Mondello". Motion seconded by member Pagano. All in favor.

Secretary Hart advised Kevin to stop in the Building Department to complete the building permit application prior to installing the sign.

**#2. Marion Abrahams 8 & 10 Eldridge Lane Subdivision/Lot Line Alternation
Represented by:
Marie Welch of Welch Surveying**

Acting Chairman Mirando made a motion to open the Public Hearing for the Application of Marion Cole Abrahams for property located at 8 & 10 Eldridge Lane. Motion seconded by Member Towle. All in favor.

Acting Chairman Mirando advised that the applicant would need to return to the ZBA for another variance therefore the public hearing is adjourned to the December 11, 2014 planning board meeting at 7:00pm.

Acting Chairman Mirando made a motion to table the Public Hearing for the above application to December 11, 2014 at 7:00pm. Motion seconded by Member Pearson. All in favor.

**#4. TMC Northeast 2 LLC 7568 North Broadway Site Plan Application
(Proposed CVS)
Tax Map No. 6272-06-490816 &
6272-07-514806**

Acting Chairman Mirando made a motion to open the Public Hearing at 7:09pm for the Application of TMC Northeast 2 LLC for property located at 7568 North Broadway. Motion seconded by Member Pagano. All in favor.

Acting Chairman Mirando asked that anyone present that wishes to speak at tonight's public hearing to sign their name on the sign-in sheet.

Attorney Morando gave a presentation to all present on the proposed CVS plans. Attorney Morando advised that this project is seeking a site plan/special use permit approval in connection with a demolition permit to redevelop the property previously known as the IGA site.

Attorney Morando advised that also present this evening were Tracey Roll of TMC Northeast, Shannon Rutherford, Professional Engineer of VHB, John Canning, Professional Traffic Engineer of VHB, and Frank Fraga, Architect with Norr.

Attorney Morando advised that the Village Board amended the Zoning Code, which did impact this project, and what you see here tonight is the result of complying with those new Code provisions, and that they have been working with the Planning Board for several months, and believes that the proposal presented this evening is a good plan that complies with both Code Provisions in the Zoning Code as well as other Village policies. Attorney Morando said this plan is to demolish the existing IGA site and redevelop it as a CVS pharmacy. Attorney Morando advised they believe that this project will transform the northern portion of the Route 9 corridor for the positive and do believe that it will change the landscape both figuratively and literally.

Shannon Rutherford gave a presentation. Mrs. Rutherford informed she is the Director of Land Development for VHB and project manager for this project. Mrs. Rutherford showed the map/plans and advised this was 2.3 acres located at the northern portion of the Village with frontage on Route 9 & Cherry Street with driveways opposite of intersections of Old Post Road and Route 9 and the site being located in the General Business Zone. Site is currently occupied by the former grocery store being 23,400 sq. ft. having associated parking and drive-by utilities with a full access driveway out onto Cherry St. and an entering driveway and exiting driveway out onto Route 9; Mrs. Rutherford gave details pertaining to square footage, surface, pavement, drainage and on-site septic system.

Mrs. Rutherford advised that the proposed site plan has a lot more green space and that the redevelopment proposal includes the construction of a 13,745 sq. ft. CVS pharmacy with a single drive-thru; drive-thru being located on the north side of the building on the northwest corner of the building; there are two entrances to the building; Mrs. Rutherford gave the zoning perimeters and explained that the lot exceeds the minimum required 1 ½ acres with them being at 2.3 acres; the drive-thru set-back exceeds the minimum required 50 feet with them being at 55 feet; drive-thru also meets the residential zone set-back; drive-thru provides the minimum stacking requirement of 6 vehicles; Mrs. Rutherford advised they are achieving the 25 ft. landscape buffer everywhere except for the small portion of the driveway onto Cherry Street and that they will maintain that driveway and are including some trees and providing a 6ft stockade fence; plan has 18% internal landscape coverage which is an improvement of what is there today; they will be providing 20 bike racks located at the front pedestrian plaza; two car charging stations located towards the south property line; suggested tree count based on parking spaces (76 parking spaces being provided) – with that being 8 trees to be required and they are providing 10 trees; site if fully designed for both pedestrian and vehicular access and a

sidewalk system at the front of the site as part of the pedestrian plaza; plantings of perennials and ornamental trees providing an inviting pedestrian area and access point; they covered pedestrian accessibility both internal to the site and along the project as well; vehicular access for the site will be provided via three driveways 1) Cherry Street which will be a full access driveway with signs posted no truck access out onto Cherry Street; 2) South Side of building which aligns with Old Post Road intersection; 3) North side of the building which provides a primary exit for the drive-thru; loading space is located at the North side of the site keeping it out-of-site of Route 9 and the Elmendorph.

Mrs. Rutherford gave details on the truck templates and showed proposed plans. Mrs. Rutherford said the template illustrates a delivery vehicle entering from the south, making a Right-hand turn and then circulating the site. The truck can park at the loading area, conduct necessary operations at the loading dock, and then exit and make the left hand turn out of the site without requiring any reverse maneuvering.

Mrs. Rutherford showed a second template showing a truck entering the site, making a left hand turn into the site. And again, the truck can circulate around and utilize the loading space and making a left-turn out. Mrs. Rutherford said should the truck have to make a right turn, the driveway entrance is narrow, so they will not be able to have a truck make a right turn out, so if they are in that position, the truck would back out of the loading area and make the right turn. Mrs. Rutherford said large deliveries would be once or twice a week.

Mrs. Rutherford continued with the site plan and spoke on development of site and the retaining walls that will be needed, 2 small walls at south end being 1-2 feet high with a maximum height of 4 feet in the center and guiderails will be provided; third retaining wall along the north of the property being 1-3 foot. Mrs. Rutherford advised that the retaining walls were needed because CVS has accommodated a 14 foot easement running along the south. Mrs. Rutherford said currently the plans shows that area being paved which could be done, or CVS is also agreeable to having that area landscaped with lawn. Mrs. Rutherford said the increase to landscape is over 14,000 sq. ft.

Mrs. Rutherford advised that all standard utilities will be provided and they made provisions for a transformer pad and a propane tank at the northern property line and they intend to reuse the existing septic system and have been in contact with the Board of Health and intend to be test strips. Water will be provided – there is a water line easement that runs north to south on the site using a 2" domestic line – 6" suppression line. The existing and proposed drainage analysis has been provided and is on the record as part of the application. Mrs. Rutherford advised that with the increase of the landscape area the landscaping alone reduces the storm water flow by 1cfs for all the design forms and in order to meet some of the water

qualifications of the DEC Water Quality Manual there is a request that they retreat 25% of the water quality volume per redevelopment site, so in doing so they have introduced additional drywells to allow water to infiltrate into the ground; drywells will connect into the detention basin at the rear.

Mrs. Rutherford spoke on the area of landscaping that will be provided on the site - Mrs. Rutherford advised there are 16 deciduous trees, 27 evergreens, 16 ornamental trees, 208 shrubs, 111 annuals, and 127 ornamental grasses. Mrs. Rutherford advised that they are open for discussions with regard to the landscaping at the southern property line.

Mrs. Rutherford turned over discussion to John Canning, Traffic Engineer for VHB. Mr. Canning advised that they have undertaken an extensive study to evaluate the potential traffic impacts of this project, and from an overall perspective the proposal to replace the existing 23,000 sq. ft. former grocery with a 13,000 sq. ft. pharmacy with a drive-thru window, which will have a significantly less impact than the former store, which generated two to three times the amount of traffic during peak hours that the CVS pharmacy will.

Mr. Canning said in addition the driveways to the former store are non-standard, and typically DOT requires that a driveway be located opposite at an intersection or 100 feet away from an intersection and the current configuration of the driveway has the entrance on the south side of Old Post Road and the exit on the north side Old Post Road making it somewhat complicated getting into and out, so they are proposing to consolidated an access to a single driveway opposite of Old Post Road making traffic activity a ½ or a third of what used to be there. In addition the loading base at the facility is in the rear so trucks that come in would have to traverse through the parking assuming no one was there, back to the loading bay and in order to exist they would have to turn down through the access drive to Cherry, reverse back up, turn through parking again to exist, so what they are proposing would provide circulation allowing trucks to turn in at the entrance circulating around the building and being able to turn out and unnecessary for trucks heading south to recirculate on the side, and if a truck needs to go to the north, that could be done at the side and not in the street.

Mr. Canning advised that they performed a traffic study for the PM and weekend midday peak periods and found that the PM weekday are typically about 10% higher than in the AM, and they looked at trip generation for pharmacies which generates about half the traffic in the morning as they do in the afternoon, so if you combine those volumes you will have more traffic on Route 9 and you have considerably more traffic at CVS in the afternoon than you do in the morning, which confirms no significant adverse impact in the afternoon on Saturday it's reasonable to conclude no impact in the AM period. They conducted traffic counts for the peak PM period and peak Saturday period showing approximately 850 vehicles per hour on Route 9

in the PM and approximately 860 on a Saturday afternoon. They generated trips for those project periods and generated traffic for the subject project which is expected to generate 136 trips, a combination of in and out, in the afternoon peak period, making 113 on a Saturday afternoon peak period, which shows 30% to be pass-by trips, and showing that this project will generate less than a 100 trips to the surrounding roadways. These trips showed that at any location the project will add less than one trip per minute to the surrounding roadways.

They did an analysis of site driveways for site distance which showed over 500 ft. of site distance to the left and right from either driveway, and based on speed limit postings you would be required to have at least 410-465 feet of intersection site distance, so from a site distance perspective this would be a significant improvement over the current condition. Member Pearson asked how far north is the 30mph sign. Mr. Canning said about 500 ft. north.

Mr. Fraga, Senior Designer with Norr came forward at this time and spoke about the architectural building elements and entrances to the building. Building material samples were shown.

Attorney Morando came forward to advise that this would conclude the presentation to the public.

Acting Chairman Mirando began with #1 from the Public Hearing sign-in sheet.

#1. Sue Mora, residing at 7579 Old Post Road, Red Hook, New York.

Ms. Mora spoke about her concerns with the increase in traffic in Red Hook. Ms. Mora said without having the store open she has still seen an increase in traffic with back-ups. Ms. Mora said she has concerns with the entrance on Route 9 across from Old Post Road and the visibility, especially with trucks coming in and out. Ms. Mora said she was worried with trucks and having enough turning radius and entering north. Ms. Mora said she feels this is problematic and dangerous. Ms. Mora feels that due to the increase in people in the area, and traffic that this will have a big impact. Ms. Mora feels that knowing that the Village put out a pattern book to keep things traditional, that the building seems very modern. Ms. Mora feels that the windows are too modern.

Member Towle asked Ms. Mora how long she has lived at her location. Ms. Mora said since 2001. Member Towle asked what her experience was when the IGA was going strong in that location in terms of traffic. Ms. Mora said she does not remember a lot of traffic and there seemed to be not as many people, and that it seems now that the number of people has increased.

Acting Chairman Mirando asked Ms. Mora in terms of architectural character what she would like to see there. Ms. Mora said it was too contemporary and that she would like to see more panes in the windows. Ms. Mora said she is seeing the roof line as too contemporary and that there is a gable only over the entrances.

#2. Arleen Harkins, residing at 72 Crestwood Road, Red Hook, New York, and owner of the Historic Red Hook Diner located at 7550 North Broadway, Red Hook.

Mrs. Harkins thanked CVS for preparing a nice presentation and that she has been a business owner in Red Hook for 31 years and stated we are in a commercial area so new businesses are welcomed, and that main problem with traffic in Red Hook is due to the light. Mrs. Harkins said DOT is looking at that light again. Mrs. Harkins said as far as trucks entering and exiting, that they have 53 ft. semi-trucks backing in the little space along their Diner for delivery early in the AM, and pull right back out onto Route 9, and never in 31 years has there ever been an accident, nor has anyone ever complained, and that in this instance she feels that the parking and landscaping, etc., proposal will not hurt anyone at the other side of the road but only enhance the whole community and feels this is a great project.

#3. Phillip Seymour, residing at 75 Fraleigh Lane, Red Hook, New York.

Mr. Seymour advised that he was present this evening in two capacities, one as owner of the property north of Red Hook, and one as representative for building owner, Mr. Tiberio. Mr. Seymour advised he was a building scientist and has been doing building and site plans for over 50 years. Mr. Seymour advised that he is responsible for all the additions at the IGA site, and because of the parking lot and existing building that was there, they had no choice to add on to the south side, they had to add east on Route 9 side and go out the back. Mr. Seymour made reference to the parking issue and that if you are driving down Route 9 north how many times you have to sit and wait for a person to turn into the existing CVS parking lot, that there are no cars from that point all the way through the light and feels that CVS in this location will help with the traffic. Mr. Seymour said with regard to traffic and the trucks he is sure that CVS drivers, as soon as they realize they have to back, will schedule deliveries so that they only have to make the south turn. Mr. Seymour said the nicest thing about this proposal is that the building will be separated from their building which they could never do, that the traffic will not be as bad as when the OGA was in full force, and he feels for anyone living across the street that the building will be set back, and by moving this site into the center of the property it makes the site more delightful, and that the proposed parking lot will be the best looking parking lot in the whole town. Mr. Seymour said as far as the building, hardy board is used everywhere, and that the two entrances are nice and that the site will look nicer than it ever has, and again the traffic will get better with not having to wait for the turn at the CVS down by post office.

Acting Chairman Mirando asked for any other comment from the public.

#4. Brent Kovalchik, 18 Fraleigh Street, Red Hook, New York.

Mr. Kovalchik asked if there would be another public hearing. Acting Chairman Mirando said this public hearing would be continued. Attorney Polidoro advised that the Board has not decided yet. Mr. Kovalchik said he had concerns with the elevations of the building and he did not see any in the plans, and had concerns with regard to the diagonal entrance, and suggested to make it orthogonal.

Attorney Polidoro asked Mr. Kovalchik to clarify who he was speaking on behalf of. Mr. Kovalchik advised he was speaking as a private resident.

Acting Chairman Mirando advised that the Village Designated Engineer, Robert Flores of C.T. Male, was present and asked if he had any comment. Mr. Flores advised that he was present tonight with Jim Edwards, Traffic Engineer with C.T. Male. Mr. Flores advised that they were present to answer any questions from the public and Board.

Acting Chairman Mirando said he had concerns with the dual southern-most exit and entrance allowing egress and ingress. Acting Chairman Mirando said he had concerns with the one-way traffic in and out of the site from the southerly entrance off Route 9 around the building to the north and on Cherry Street.

Mr. Flores asked Mr. Edwards to speak and address this issue. Mr. Edwards introduced himself and spoke on the full access driveway to the south and suggested that the Board request and consider having this an "in" only access to the site due to the Saturday afternoon peak hours and that this exit does experience significant delays during those peak hours. Mr. Edwards suggests that the Board request that vehicles exit at the northern part. Acting Chairman Mirando said he was concerned with tractor trailers unloading and then the plan of backing-up into the main lot as opposed to another driver taking the northern exit out, and getting struck, especially since propane tanks and transformer box being in that area.

Acting Chairman Mirando asked if Mr. Edwards had any recommendations. Robert Flores spoke at this time and referenced the plans showing the area where concern was, and that the movement is forced, and if you also add parked cars it does not fit, and with the loading area, access door and queue cars, there is a lot of stuff happening in this area so they are asking that this be revisited and looked at and improved. Mr. Flores also suggests eliminating the first 2-3 parking spaces at the entrance.

Mr. Flores said that the synopsis of the storm water as proposed is improved and meet current criteria. Mr. Flores advised that there is an existing basin in the back but no outlet for that basin, so water can go in but not out, which creates a high infiltration which works for that purpose and that will be confirmed. Mr. Flores did advise of a catch basin on the access to

Cherry Street, and said that is the low point and water will flow out of there, but said that there is nothing to protect the public/customers from that and it is a 50/50 for developers whether they fence it in or not. There's no code requirement but is suggesting that the Board request that they protect the public and customers.

Mr. Flores pointed out on the plans an area on Cherry Street and said there is a provision in the Code to allow for future access to that property, so he suggests that the plans show that. Mr. Edwards advised that this issue just came to their attention tonight, and was not sure if the turning templates were provided before, and mentioned that with the full access drive in that area with both ins-and-outs and realizing that big trucks don't make deliveries that often and obviously there is a conflict between posts about moving and a truck turning in here, and what this means is that the full swing of a truck will conflict with vehicles that are trying to pull out of the site. Acting Chairman Mirando asked if it was made one-way traffic that trucks will not be able to make a right hand turn out of the northern exit due to be a very small radius curb line. Mr. Edwards felt that the trucks will find a way to make that right turn out of the exit, and that the radius could possibly be widened there. Attorney Polidoro referenced the pattern book. Mr. Flores said the recommendation from DOT was to have a 15 ft. wide width, with a radius to accommodate the truck, which would be governed by the curb cut permits from DOT. Member Hanson asked if at the old CVS don't the trucks enter through Graves Street.

#4. Mr. Crisci, a residing in Tivoli, New York.

Mr. Crisci was present and spoke and said that trucks come in off of Route 9, late at night, backing-in and loading at the front door. Mr. Crisci said that his son works for CVS.

Acting Chairman Mirando said he is concerned with trucks taking a short cut out the front instead of doing the back-up movements. Member Pagano said at 11:00pm at night you will have a different issue at the north end of the Town because the north end is residential and if you have a tractor trailer unloading at your store at 11pm when you have a series of residential houses that is a whole different level. Mrs. Harkins said that is still a business district. Mrs. Harkins said she understand her point, but it is a business and they are open for business in a commercial district and if you don't like to live there that is your choice, but that this is their business and their livelihood. Mr. Seymour spoke and said that he has lived in Red Hook for 43 years with the first 5 years being on Cherry Street and for the people living on Cherry Street they know that Cherry Street is a by-pass for the light and the last thing you want is do is put more traffic on Cherry Street because you cannot make a right hand turn to the south, and you want to keep the entrance as far north as you can and keep it a two-way traffic. Mr. Seymour said if you look at the number of parking places, you could lose some in the front with no effect. Mr. Seymour spoke about the drainage and said in the past 20 years, which include several 100 year storms, he has never seen the basin overflow, and feels it is a perfect drainage system. Ms. Mora wanted to clarify her comment about the traffic and that it was not about increased volume but that there is increased movement especially at that intersection and that her point is safety.

Acting Chairman Mirando asked for any other comments. Attorney Polidoro advised to get comments from all board members.

#5. Ed Guski residing at 210 Guski Road, Red Hook, New York.

Mr. Guski spoke and said he never had a problem when visiting the IGA and also said they have been trying to unload their place for 3 years and said he has heard stories of delay tactics, and feel it is about time a decision is made and this get passed. Mr. Guski said feels this is a shame and this is a beautiful building and this needs to be approved.

Acting Chairman Mirando asked the Board for any comment.

Member Pagano spoke about Mr. Edwards comments about the left turn across from Old Post Road and because of the traffic coming up and down and that people do, and have in the past, have been very impatient trying to make the left turn onto Route 9 out of the old IGA and that has always been a bottle neck issue with people who want to make a right and people who want to make a left, and when the IGA was up and running there were near misses and fender benders and accident at that choke point, so anything they can do to alleviate or tinker with the traffic pattern on site would be welcomed.

Member Pearson feels that with the queuing of the cars and the loading area at the north drive you cannot make that the only exit onto Route 9. Member Pearson feels you would be throwing everything up in the air too much if you try and change the traffic pattern as originally planned and he is ok with what has been presented to this Board and would like to see this process move forward.

Acting Chairman Mirando said he likes the plan as designed but that it needs to be tweaked, and would like push this to be approved but that they have to follow SEQR.

Attorney Polidoro recommended that the Chairman poll the Board as to their direction and whether they are asking to amend the entrance or not.

Acting Chairman Mirando is opposed to the two-way southern entrance and feels that a one-way entrance from the southern around to the east, north and back out west provides a better flow at the site. Acting Chairman Mirando said as far as the trucks he would prefer to see the truck unloading zone pushed back to the east out, which would facilitate one-way traffic much better.

Mr. Canning thanked the Board and consultants, and feels as a team they realize that one of the important issues is the truck access and circulation, and we are prepared to commit to having Our CVS drivers, when they bring the one tractor trailer a week, exit the site to the south so that they will come in, circulate around, pull up on the north side of the building,

unload and depart to the south without having to back-up. Mr. Canning said that with making this a one-way entrance only the problem would be that when you look at DOT regs you now have a 30 ft. wide narrow driveway and when you narrow the driveway you cannot make the right turn in with a tractor trailer without running over the curb so you would have to direct deliveries from the north.

Mr. Canning said they polled accident data from 2006-2007 and there is a gap between 2007-2010 and up to March, 2011; they found that there were 4 accidents identified in this vicinity, more specifically at marker 2010, which is in front of the middle of this site, which calculates to one accident per year. Mr. Canning advised that there is adequate capacity - being 3x the capacity as to demand. Mr. Canning said with regards to Mr. Edwards suggestion to eliminate a parking space or two, they can be moved. Mr. Canning said with regard to concession of the trucks to make a left they have the basis of a good plan and ask the Board to consider it carefully. Acting Chairman Miranda asked for hours of operation for trucks in and out of the site. Mr. Canning said it would be one tractor trailer per week and won't be backing up.

Attorney Polidoro recommended that the Board add a site plan note which says they cannot back up, which can be enforced by CEO Harkins.

Mr. Seymour advised of the one-way traffic and how many people go in and out the wrong entrance at the current CVS site.

Ms. Rutherford mentioned that they were adding over 14,000 sq. ft. of landscaping to minimize the pavement, and shifting things south would reintroduce unnecessary pavement into the plan. Ms. Rutherford said the peak time for the queue for CVS drive-thru happens in the after school hours, which happens prior to roadway peak. CVS makes sure that their stores function well and efficiently. Ms. Rutherford said with respect to the drive-thru queue they have the allotment for 6 vehicles, which is required by Code, and CVS has done the maximum, but normally you don't see a queue of 6, and they don't foresee any conflict with a delivery vehicle. Ms. Rutherford said the full access is beneficial because it does allow for a natural distribution of traffic and keeps a limited amount of traffic at the north end of the business and this is a commercial business and there needs to be an operational end to this building. Ms. Rutherford said they have provided three fronts; street front to Route 9; a nice façade to the south end and the façade facing the parking and they need to have a business end to the building. Ms. Rutherford said there are not too many commercial businesses that would want to natural flow of traffic to go through their business operational end of their store and their site, and with Route 9 traffic going out through the unloading area does not facilitate what CVS would want to do and is not a natural expectation to a customer. A customer's natural expectation is to exit out of where they entered. Ms. Rutherford said with respect to changing to an entrance only is that this will divert more traffic to Cherry Street which is neighborhood area. Ms. Rutherford

said that CVS does not want a majority of the customers going out through the drive-thru. Ms. Rutherford advised that with respect to the diversion up through the north it does show on the plans as an easement, which is not intended to be paved, but the easement is provided on the site plan which would allow for that in the future. Ms. Rutherford said if it is important to pave now that they could but does not feel that it is necessary right now.

Acting Chairman Mirando said he still had concerns with the area with the 6-queue and trucks and in and out entrance/exit area, and he feels that having a one-way traffic would simplify the site traffic and help avoid conflicts that he feels this entrance will have.

Mr. Seymour spoke again and said with regard to traffic that what is here is a major improvement as to what exists down the street now. Mr. Seymour said no matter what you do there is no perfect solution and if you have a north exit you will squeeze the building south more and you will create a problem. Acting Chairman Mirando said we are trying to get the best solution according to law.

Attorney Morando said that he recalls from a prior meeting that the 2006-2007 years were requested by the Board for traffic data which was provided. Member Pagano said what the Board said was they felt that the recent traffic data was not reflective of when the IGA was the busiest and when there had been the most traffic incidents, and there is no 2008, 2009 or 2010.

Attorney Morano did advise that in their last submission dated October 1, 2010 elevations were provided. Attorney Morando advised that they have not received any other DOT correspondence. Secretary Hart provided Attorney Morando with a copy of the November 5th DOT correspondence. Attorney Morando provided Secretary Hart with a copy of the 2006-2007 traffic data report.

Attorney Polidoro said the Board should be polled to see what direction they are heading in, and the Board needs to decide if they have heard everything they want to hear and whether they choose to close the public hearing, or continue it given that you would want to respond to the Engineer's comments, and since SEQR has not been completed she recommends that the meeting be left open.

Attorney Morando said they have to review the November 5th letter and they would like to move forward and that should the Board wish to keep the public hearing open that the Board return at the next meeting prepared to make a more final decision on the application.

Attorney Polidoro said she does not know where the Board stands in having enough to complete SEQR. Acting Chairman Mirando said he feels the Board needs more information.

Attorney Morando said they will review the November 5th correspondence and believes that considering this site and size they do not feel that anything will turn up significant with an environmental impact the decision on SEQR.

Member Pagnao said she was under the impression that they were considering rearranging some of the north and the property. Attorney Morando asked to be more specific with the north end. Member Pagano said the dumpsters and the pad. Attorney Polidoro said that was in the conversation with the Engineer, right? Acting Chairman Mirando said he was looking to move to the east, the dumpsters and everything, it would actually blend in better for the continuance of the road to the north to the property line, the curb; and said on the plan there's no dimensions of that future entrance and how it was arrived at, and that it doesn't align up with the rest of the road. Attorney Morando asked what entrance he was speaking about. Acting Chairman Mirando said the one that butts up to the northern property, in the rear. Attorney Morando said there is a note on the plan, and showed on the plan where it is. Attorney Polidoro advised that the Board is looking for more on that interconnection. Mrs. Rutherford said it won't take into account any future development and what they may or may not want to do in the future, so they would end up putting a driveway in that may or may not work for what is to come in the future. Ms. Rutherford said the promise to provide that in the future is more beneficial.

Acting Chairman Mirando said he has been involved with many commercial properties where towns and villages and cities require you to do that to avoid any problems in the future or incursions into the parking spots that might be there. And doesn't cost a heck of a lot more Just to put some curb in here and extend that pavement for a 30-foot width. Attorney Morando asked if he was pointing to the parking spaces here, or eliminating parking spaces? Acting Chairman Mirando said that area is where there is a tree and does not work with the rest of the road. Attorney Morando there is nothing here to connect to. Acting Chairman Mirando said he would like to see aligned with the main drag up north and south.

Member Pagano said Acting Chairman Mirando is saying that where Shannon has designated is in your retention basin. Acting Chairman Mirando said you will have conflicts there in the future. Mrs. Rutherford pointed on the location of the retention basin to Member Pagano.

Member Hanson said we need to call it a night and we need to agree next time that we make a decision to either go ahead or knock it down.

Acting Chairman Mirando polled the Board for traffic conditions.

Member Towle said he is in favor of the dual entrance at the south, and that the one-way in and out does not work for this space, and that the applicant has done a very good job in putting together and accommodating a lot of this Board's interest and expectations, and what the Village would like. Member Hanson agrees with Member Towle. Member Pearson agrees with Member Towle and Member Hanson. Member Pagano said she continues to be concerned about the left turns out of the south entrance and across from Old Post Road and appreciative of the changes that have been made in response to our comments, but if there is another way that traffic flow could be looked at, her concern remains of the left hand turn out of south exit. Member Pagano said the traffic light has generated a lot of additional traffic on Cherry Street, and she is not sure that by making a change to the southern entrance that they will be substantially impacting Cherry Street. Acting Chairman Mirando agrees with Member Pagano and in favor of a one-way traffic flow, and in his personal and professional experience he feels that one-way traffic will work much better; and eliminating the two parking spots to help with making a right hand turn onto Route 9 and he is still concerns with truck parking, and asked if applicant can give specific times that trucks will be there, but feels that during operation of store hours there is not enough room for queued-up cars and a truck, and that pushing the unloading area to the east would be better. And would like to see the design more gingerbread in line with the Village's pattern book.

Attorney Polidoro asked the Board to make a motion to continue the public hearing to December 11, 2014 at 7:00pm.

Acting Chairman Mirando made a motion to extend the public hearing to December 11, 2014 at 7:00pm. Motion seconded by Member Pagano. All in favor.

Attorney Polidoro said the next step procedurally is SEQR in the process, so this Board can discuss at the next board meeting. Acting Chairman Mirando said the traffic study information will greatly impinge on some of it.

Attorney Morando thanked the Board for their time.

Acting Chairman Mirando made a motion to close the public hearing for the Application of TMC Northeast 2 LLC for property located at 7568 North Broadway at 9:16pm. Motion seconded by Member Pagano. All in favor.

November 13, 2014 Planning Board meeting adjourned at 9:16pm.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board

