

Member Hanson asked about sewage. Mr. Setaro said it will be on-site and that they have their health department approvals, and advised that the Health Department did recent tests to make sure nothing has changed.

Member Towle asked if they plan to return in one year from now for another extension. Mr. Setaro said he cannot say but possibly.

Acting Chair Pagano asked Mr. Setaro if he could ask Mr. Kearney for additional escrow money. Secretary Hart advised that Clerk Cole received \$2,000.00 today. Acting Chair Pagano asked to have an additional \$3,000.00 to bring the balance to \$5,000.00. Mr. Setaro said he will advise Mr. Kearney.

Acting Chair Pagano read the Resolution prepared by Village Planning Board Attorney Victoria Polidoro dated August 13, 2015.

VILLAGE OF RED HOOK PLANNING BOARD

A meeting of the Village of Red Hook Planning Board was convened in public session at the Village Hall, 7467 South Broadway, Red Hook, New York on August 13, 2015. The meeting was called to order by Chair Beth Pagano.

Moved by:
RESOLUTION #2015-3

Seconded by:

RESOLUTION TO EXTEND APPROVAL OF A PRELIMINARY SUBDIVISION PLAT

Anderson Commons Development Subdivision Reapplication

WHEREAS, on February 9, 2012, the Planning Board granted conditional preliminary plat approval to the subdivision plat entitled, "Amendment to F.M. No. 8318-C, Phase I Major Subdivision, Lots 1-45, Anderson Commons", prepared by Welch Surveying, dated March 9, 2006, last revised September 2, 2011, for a 53 lot (52 residential lot) cluster subdivision comprised of 48.9 acres, 7.97 of which are located in the Village and 40.6 of which are located in the Town (Tax Grid Nos. 6272-11-557709 & 6272-11-619615); and

WHEREAS, approval was subject to 27 conditions; and

WHEREAS, pursuant to Section 7-728(5)(h) of the Village Law, a final plat shall be submitted to the Planning Board within six months of the approval of the preliminary plat or approval can be revoked; and

WHEREAS, on August 16, 2012, the Planning Board granted the applicant a one-year extension of the time in which to submit a final plat for the Board's approval to August 9, 2013; and

WHEREAS, on August 8, 2013, the Planning Board granted the applicant a second one-year extension of the time in which to submit a final plat for the Board's approval to August 9, 2014; and

WHEREAS, on August 21, 2014, the Planning Board granted the applicant a third one-year extension of the time in which to submit a final plat for the Board's approval to August 10, 2015 (due to the 9th falling on a Sunday); and

WHEREAS, the applicant, Kearney Property Inc., has timely requested an additional extension of the time in which to submit a final plat; and

WHEREAS, the Planning Board has considered the circumstances of the application that warrant an extension thereof.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant a fourth one-year extension of the time in which to submit a final plat for the Board's approval to August 9, 2016.

Acting Chair Pagano made a motion to approve Resolution #2015-3. Motion seconded by Co-Chair Mirando. All in favor.

#2. Lyceum Six Partners
Tax Grid #6272-10-335505

Firehouse Lane

Site Plan Review

Present: Marie Welch of Welch Surveying; Phil Seymour, Builder, Matthew Heuer, Lyceum Six Partners.

Marie Welch advised the Board that a closing has taken place on the property and that Lyceum Six Partners is now the owner. Marie Welch advised that the application plans to build an office building/residential rental on Firehouse Lane across from Glen Pond next to Knollwood Commons. Marie Welch advised that this lot was previously approved by the Board of Health and the Health Department approval was granted based on the location seen on the site plan (proposed building and septic area). Marie Welch went over details on location of building and parking.

Acting Chair Pagano said the Board now needs to discuss what documents are to be provided to the Board in order to get final approval. Acting Chair Pagano said that there is topography issues; that the Board would like copies of approval s from the Department of Health; Marie Welch advised that Department of Health approval was granted several years ago in 2012 when Mr. Cohen did his subdivision. Acting Chair Pagano said they will get a copy. Acting Chair Pagano asked the Board if they were in agreement with discussing tonight the items that were needed from the applicant. Board members were in agreement. Marie Welch said that the Board of Health approval was required for the Cohen subdivision so that should be in their file and the Board should have access to that.

Co-Chair Mirando asked if with regard to location if the building has changed. Marie Welch said it has turned a little bit but hasn't moved in location. Co-Chair Mirando said as part of the submission this Board should have a complete set of plans and engineering drawings. Marie Welch said there are previous records from when Cohen subdivided.

Acting Chair Pagano said that there are encroachments that need to be addressed such as the shed and the fence on the Kuhn's property; Marie Welch said she was not sure whose fence it was and if it were Mr. Cohen's it would be within the property line; Acting Chair Pagano said the fence improvement is on the new lot which is no longer owned by Mr. Cohen and it will extend beyond. Acting Chair Pagano advised that she was at the site today. Marie Welch asked if it is the Kuhn's fence can they get an easement to leave it there. Acting Chair Pagano said that at one time the property was owned by one person and it is now owned by two. Marie Welch asked which property. Acting Chair Pagano said Lyceum Six and David Cohen. Acting Chair Pagano said she will get an answer to that question. Marie Welch said she did not see the fence being an issue as long as the owner does not have an issue. Co-Chair Mirando said there should be a written agreement between the parties for maintenance purposes; and asked at the rear of the building if that was a shed. Marie Welch said yes a shed. Acting Chair Pagano said a shed which also encroaches on the property. Marie Welch said she felt this was not a planning board concern and a property line concern. Acting Chair Pagano said in the past they have had issues with encroachments. Marie Welch said she will look in to the fence.

Acting Chair Pagano said they need topography due to the property being below street level. Marie Welch said there is only 35 feet of frontage so the driveway going in, which has been brought up to grade, is pretty much most of the frontage of the property; but understands that the Board needs topography.

Acting Chair Pagano asked that trees should be marked on the plan; and would like landscaping plan as well. Marie Welch said this is a small site plan with gravel parking area and that some of the trees will be coming down from a wooded area and was concerned about putting people at an expense that was not necessary. Acting Chair Pagano said that those issues are things that are within the purview of the planning board.

Acting Chair Pagano said the Board would like details on lighting fixtures and lumens. Co-Chair Mirando said that the plans should show that the building is the exact same size indicating the height, location of waste pipes; septic tanks and distribution box. Marie Welch said she felt that those were things that could be moved and that the only thing that could not be moved was the actual system for the septic. Co-Chair Mirando asked how much the building has moved. Marie Welch advised 5-10 feet and it is in the same location but that she will put them on the plans if the Board wants to see them. Marie Welch said this is a 1/2 acre site. Co-Chair Mirando said he understands but sometimes the grading on the pipe can be really tight. Phil Seymour said the building was moved so that the parking would not be in the front and off to the side. Acting Chair Pagano said it is still sort of in the front. Marie Welch said not directly, and that in the original plan shown to the builder, Mr. Seymour, it was directly in the front and they did not want that. Member Pearson said it was in front of the building line. Marie Welch advised it was in front because in back is where the septic is. Member Pearson said it could be on the side. Marie said you need to have proper distance separation from the two sides of the

parking so that a car can back around and pull out. Marie said it can be done but you would lose parking space and be putting out more blacktop. Acting Chair Pagano said not necessarily and that she was there today and that this is the beginning of the process and that other Board members would like to visit the site and that it is in the Board's prevue to ask for architectural, landscape and lighting plans; and referenced the Pattern Book and that they needed to know the height of the building and materials that will be used; and that the plans should indicate the 60-40 lot coverage which includes the yards and parking and this Board does not know the parking area dimensions. Marie said parking spaces are 9x18. Acting Chair Pagano said the Board does not know the handicap one or the gravel parking area. Member Mirando said the applicant should provide a table of percentage of greenspace and pervious. Acting Chair Pagano asked if they would be tying into to the sidewalk to the Knollwood Commons sidewalk. Marie said their building is too close to the road and does believe they can have a sidewalk. Acting Chair Pagano said Knollwood Commons has a sidewalk in front. Marie said there is a sidewalk on the other side of the road.

Acting Chair Pagano said we have the property owners but from this plan the Board cannot tell where the location of the Webster building is or where the parking is, or where the Knollwood Buildings are. Marie Welch said they are existing and asked if they could submit aerial photographs. Acting Chair Pagano asked the Board. Member Towle said context is very important.

Mr. Seymour recommended to the Board a site visit. Acting Chair Pagano spoke on Topo. Acting Chair Pagano asked if they have approval for the water tie-in. Marie Welch said that was previously done in order to create the lot. Acting Chair Pagano asked the Board for any other comments. Member Mirando referenced Section 200-16 Site Plan requirements but felt we do not need floor plans. Acting Chair Pagano said that Zoning Section 200-16 lays it all out and what this Board needs. Acting Chair Pagano said they would like to see building materials. Member Pearson asked if the elevation given was in respect to the internal layout. Mr. Seymour said pretty much due to the division of the offices. Member Mirando would like to see all 4 elevations and asked if there was a vegetation buffer. Marie said no and that there is a driveway that Mr. Cohen used but that he will have to stop using that now.

Acting Chair Pagano said there is vegetation at the top boarding Knollwood Commons and some vegetation on the sides; and in the front there is a lot of mature trees. Member Hanson asked what kind of plantings will be added. Marie advised flowering perennials. Marie said they considered planting spruce trees at one of the borders but cannot due to the septic system.

Acting Chair Pagano asked if they could think about shifting the parking to the west. Mr. Seymour advised that he put the parking there was because it was hard and level and cannot shift it back because there is not enough space and cannot rotate the parking area. Marie said

you will have issues with backing around and getting out of the parking lot. Acting Chair Pagano asked about shifting it to the north. Mr. Seymour pointed out the proposed parking on the plans and said he feels a site visit is very important. Marie said they will look into the required parking spaces and possibly get rid of #10 and put #9 parallel to and alongside the building. Mr. Seymour suggested that they stake out the building and the Board members do a site visit to visually see that the parking cannot be pushed back. Member Pearson asked about the expansion area. Marie said you only need 20 feet. Acting Chair Pagano said that the measurements/setbacks and sidelines need to be on plans. Discussions between Board and applicant on the expansion area.

Member Towle asked if they were proposing any fencing in addition to what was already there. Marie said no. Member Towle asked if it was a natural space between this property and Knollwood. Marie said there are trees in that area. Member Towle said he would like a site visit.

Marie Welch said she will have the property staked out next week and the Board could do a site visit after that is done and they can schedule with Mr. Seymour. Marie Welch was advised to let Secretary Hart know when the staking was complete.

Member Pearson suggested that if the parking is to remain as is then to add some trees.

Member Hanson said we are all in agreement that the applicant needs to submit more information on the site plan and he would like to do a site visit as well; and asked that the Board be provided with lumens for proposed lighting.

Acting Chair Pagano made a motion to table the application for Lyceum Six Partners (Firehouse Lane) to September 10, 2015. Motion seconded by Member Mirando. All in favor.

Acting Chair Pagano made a motion to approve the Planning Board Minutes dated July 9, 2015. Motion seconded by Member Towle. All in favor.

Acting Chair Pagano made a motion to close the August 13, 2015 planning board meeting at 8:00pm. Motion seconded by Co Chair Mirando. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board