

Chair Pagano asked why the building was not parallel to the Street. Marie said that area in front is open space and that the building is looking out into that open area and not at the road intersection. Co-Chair Mirando said this could also affect in how you would put the parking lot. Marie agreed and said they ended up making the parking lot parallel to the property line and making the building perpendicular and parallel to the parking lot. Member Pearson asked about the view and asked who owned the trailer on the property. Marie said they did not know but that it would most likely be removed. Chair Pagano asked which trees will remain. Marie advised that most of the trees that had been marked with an "x" or a ribbon were not shown on the plans, so most trees on the plan are existing. Chair Pagano asked if the trees marked on the drawings were staying. Marie said yes. Mr. Seymour said they add a nice buffer to the condos. Member Mirando asked about the pvc pipe at the east corner of the property. Marie advised it was a roof drain that is on the Knollwood property.

Member Towle asked how they come up with 6 parking spaces. Marie advised that the square footage of the building was so many per 100 sq. foot., and there is a residence above, and because of the residents working in the daytime and workers going home at night we figured that it could be considered a shared parking space. Member Towle said it does allow for combined usage in some instances. Marie said she thought this could be considered and that this was good use of shared parking. Member Towle said that this Board would have to approve that. Chair Pagano said offices get 1 parking space for every 200 and residence is 1. Member Towle quoted from Zoning "in the case of two or more establishments on the same lot the planning board may approve the joint use". Marie said she felt that the Zoning was promoting this. Chair Pagano said this Board will have to state that in the approval. Member Towle asked during regular business hours how many people would be there using the office space. Mr. Heuer said two people. Chair Pagano asked if it would be two retail spaces. Mr. Heuer stated yes. Chair Pagano said it would be 2 commercial entering the front and 1 residential entering in the back. Chair Pagano indicated that there is enough lot coverage.

Chair Pagano asked the Board for comment. Co-Chair Mirando said he liked the layout. Member Pearson asked if any trees could be added to the parking lot at the south of the handicap area. Mr. Seymour said they were going to put a split rail fence there. Marie said he means at the location between the building and the road (at the gravel driveway). Member Pearson said the plans were much improved. Member Hanson said it is a small property and feels they did some creative way to add a building there and that they made the corrections as the Board requested and was happy.

Member Towle asked for clarification on the driveway from Firehouse Lane and if it was 24 ft. wide. Marie said it was narrower because of the utility pole and per Code they were looking to use lanes and narrower entries and roadways. Member Pearson asked if there would be gravel right up to Firehouse Lane. Marie said probably an apron. Chair Pagano said at the last meeting that an option may be to extend the Knollwood sidewalk. Marie said there is no sidewalk going further toward Route 9 and only at the other side of the road. Chair Pagano said there is a sidewalk all across the property at Knollwood. Marie said there is not sidewalk that

comes up to this property. Chair Pagano said they are under construction and may be adding sidewalk and that she thinks it goes the whole property line of Knollwood Commons. Marie said if you add a sidewalk in front of this property that is as far as it will go and there will be no place to take that sidewalk. Member Pearson said it drops off. Member Pearson said if there is going to be sidewalk in front of Knollwood maybe it could be extended a short distance to the driveway stop. Mr. Seymour pointed out the area of the sidewalk at Knollwood and asked how they feel it could line up. Marie said her thought was to add a crosswalk and cross over from Firehouse Lane on the condo side the existing sidewalk on the bank side. Member Pearson said if they do add a sidewalk at Knollwood he would like to see them extend to the driveway. Member Towle asked what the purpose of the extension would be. Member Pearson said to put the sidewalk somewhere where you could use it. Mr. Seymour said he did not think they were adding a sidewalk. Marie said they can add this at time of approval. Chair Pagano said if the Knollwood sidewalk is going to the property line then it needs to be extended to their driveway. Member Pearson said that may take filling in. Marie said if you took the sidewalk to that property line you can't step off that onto someone else's land and that is why she is suggesting a crosswalk. Member Hanson asked if Knollwood was asked to put in a sidewalk. Chair Pagano said this Board did not know.

Chair Pagano asked if the base of the light was at the top of the 14ft. pole. Marie said that the plans are Tim Lynch's and she cannot answer for him, but that he does indicated 14 foot. Member Pearson said that seems high. Chair Pagano asked if they would consider bringing the height of it down. Mr. Seymour said yes. Chair Pagano asked if they needed a concrete pier. Co-Chair Mirando said they do. Chair Pagano asked if it could be buried. Co-Chair Mirando said that could rot out the base of the fixture/pole and that it is standard practice to have a pier. Chair Pagano asked the Board for their comment on the 2 ½ foot pier. Co-Chair Mirando referenced the snow. Chair Pagano said they can leave the concrete pier at 2 ½ feet and change to a 10 foot fixture. Mr. Seymour said they could bring the pier down to 22 foot. Co-Chair Mirando said 22 foot is fine and it would have to be seen during plowing. Member Pearson felt it could go even shorter than 10 feet. Co-Chair Mirando said that would affect light density. Marie asked to keep in mind that this will be an office building and not CVS and lights will be on in December and January. Chair Pagano asked if there would be any other lights on the building. Mr. Seymour advised by Law there has to be a light by the door. Chair Pagano asked for clarification on lumens. Mr. Seymour said the brackets will be towards the parking lot. Marie advised that the tenant's window will be above the light. Co-Chair Mirando

suggested that the applicant provide CEO Harkins with a catalog cut of the fixture based on the model number provided on the plans. Chair Pagano asked if the lights would be located over the door or at the side of the door. Mr. Seymour said at the side of the door with one on one side.

Member Towle asked where the motion detector light would be located. Marie recommended at the corner of the building between the parking lot and deck. Marie pointed out on the plans the proposed location. Mr. Seymour said a double head would be best and have it near the

stairs. Mr. Seymour suggested a different location and pointed out on the plans where he felt it should be located.

Member Pearson asked with regard to the front elevation if there was any possibility for additional windows upstairs. Mr. Seymour said that does not work out. Chair Pagano asked if the windows could be made wider. Member Pearson suggested two more windows. Mr. Seymour said he understands but that it really cannot work due to the layout of the stairs. Member Pearson asked if they could ask one. Mr. Seymour said then you would have an imbalance. Member Pearson asked which side you could add to. Mr. Seymour said to the right. Member Pearson said he was ok with an imbalance. Marie asked how much would see from the road. Chair Pagano felt that with removing the trees you can now see the building and with the Pattern Book we are talking about a uniformity of street scape. Mr. Seymour said this is 80-90 feet back. Co-Chair Mirando said you have to be careful with adding more windows due to being at the end of a wall. Chair Pagano said you could start from the right over the door and add a window. Mr. Seymour said but this does upset the balance and Co-Chair Mirando agreed. Member Towle said we are talking about context and there are trees remaining and he does not feel that this will have any impact between the two developments and sees no problem. Co-Chair Mirando agreed. Member Pearson said ok.

Member Mirando asked about the right elevation on the eastern elevation and windows on the first floor. Mr. Seymour said that was to maximize wall space. Co-Chair Mirando said that was open space from the first floor in that area. Mr. Seymour said yes.

Co-Chair Mirando said he was more than satisfied with the plans. Member Towle said he was good. Member Pearson said he was ok but would like to see the small sidewalk put in if Knollwood Commons does theirs, and would like to see a small paved apron where they attach to Firehouse Lane. Mr. Seymour said what is small. Co-Chair said possibly 4 feet wide. Member Pearson asked if Mr. Webster's gravel came up to the road. Marie said Webster's line is all gravel. Member Pearson felt pavement was better.

Chair Pagano went over the conditions with approval: 1) shared parking space between the residential and commercial spaces; 2) add small tree south of the handicap space; 3) sidewalk would be extended to the driveway if Knollwood Commons extends their sidewalk from property

line to property line; 3) light fixture will be 10 feet with a 2 foot pier – 12 foot total; 4) 1 light fixture per door along with one motion sensor flood light in the rear; 5) driveway to have an 8–10 foot paved apron from Firehouse Lane.

Marie asked if this Board required a public hearing. Chair Pagano said this Board had the option to waive or hold a public hearing. Member Mirando said because this was such an insignificant site plan he would be ok with waiving the public hearing; Member Towle said since the original owner still owns the property next door and sees no other impact that he would be

fine with waving the public hearing; Member Pearson and Member Hanson were ok with waiving the public hearing.

Chair Pagano made a motion to waive the public hearing. Motion seconded by Member Pearson. All in favor.

Chair Pagano read aloud SEQR – Part 2. Chair Pagano advised that this proposed action will not result in any significant adverse environmental impacts.

Chair Pagano made a motion to declare a negative declaration. Motion seconded by member Pearson. All in favor.

Chair Pagano made a motion to approve the Site Plan for Lyceum Six Partners for property located at Firehouse Lane under Tax Grid #6272-10-335505 with the following conditions:

- 1) That the parking lot shall be shared by both residential and commercial tenants.***
- 2) That a small tree be planted near the handicap parking space.***
- 3) That the sidewalk be extended to the driveway of the subject property if the Knollwood Commons sidewalk reaches to the end of its property line.***
- 4) That the light poles be 10 foot fixtures with 2 foot concrete piers.***
- 5) That the lighting approval be amended to include one light per door with a motion sensor light in the rear for the residential tenant.***
- 6) That there be a 8-10 foot apron from Firehouse lane to the entrance of the property.***

Motion seconded by Member Towle. All in favor.

Marie said once the changes are made she will submit additional copies and thanked the Board.

Acting Chair Pagano made a motion to approve the Planning Board Minutes dated August 13, 2015. Motion seconded by Co-Chair Miranda. All in favor.

Acting Chair Pagano made a motion to close the September 10, 2015 planning board meeting at 8:08pm. Motion seconded by Member Towle. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board