

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
February 21, 2017**

Present: Chair Beth Pagano, Member David Pearson, Member Ray Towle & Member Don Hanson

Absent: Co-Chair Mark Mirando

Chair Pagano opened the February 21, 2017 planning board meeting at 7:00pm with the Pledge of Allegiance.

Chair Pagano made a motion to approve the minutes of the Planning Board dated January 12, 2017. Motion seconded by Member Towle. All in favor.

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| #1. TGKK Ventures, LLC | 7518 N. Broadway | Site Plan |
| Tax Grid #6272-10-471735 | | |

Present: Kristina Dousharm – KDA Architect

Chair Pagano advised that this Board received a memo from Acting Code Enforcement Officer Robert Flores advising that the application would be an allowed use in the GB Zone listed under the category of miscellaneous service Section 200-10-B-35. Memo is on file with the Building Department.

Ms. Dousharm presented the Board with a copy of additional drawings to the site plan based on the Board’s comments. Ms. Dousharm advised of the following changes: 1). the trees closest to Route 9 were not healthy and they will be replacing them; 2). They will be removing a tree on the northern side of the property near Route 9 (as noted a street tree was nearby in the neighboring property); 3); adding a tree back on Graves Street in the rear; 4). Added yield signs to each end along the north (the narrow drive) where the speed bumps are located; 5). They will be adding a sign on the front of the building that says **“over-sized parking in rear only”**.

Chair Pagano advised that the Board receive a response from the Dutchess County Department of Planning that this was a matter of local concern with comments. Chair Pagano went over the comments, indicating that the applicant has addressed comments regarding trees. Ms. Dousharm advised that the applicant is willing to put in whatever trees the Board recommends. Chair Pagano recommended that the applicant speak with the Village of Red Hook Tree Committee with regard to species of trees. Chair Pagano advised that signage will be addressed at a later time when tenants occupy the premises. Chair Pagano advised that lighting was addressed. Member Towle read the County comments about the average foot candle being

not more than 1 to provide adequate parking lot and sidewalk lighting. Member Towle said the lighting provided by the applicant indicated a variation. Ms. Dousharm said it is an average and you will always have hot spots, but that they feel they are not spilling excess lighting onto neighboring properties and feels it is in the center of the parking lot and safe. Member Towle indicated that the County is recommending light poles be no taller than 12 feet and asked what the poles are currently. Ms. Dousharm indicated that the lower lights are about 12 feet and the higher lights are about 24 feet. Ms. Dousharm advised that they do not see any negative impact. Member Hanson asked if loading would only be in the rear. Ms. Dousharm said correct where the loading dock is located. Chair Pagano asked how the applicant feels about the 12 foot light pole recommendation. Ms. Dousharm said that one of the conditions would be that the Board has 60 days to review the lighting and make changes that are necessary, and that it would be a big expense to replace the existing poles. Member Pearson asked how many poles there were. Ms. Dousharm indicated 2 poles. Ms. Dousharm advised if the applicant was required to replace the light poles at 12 feet it may require the applicant to add more light poles which is not to the Villages benefit. Chair Pagano said she felt the "60 days" was to review the intensity of the lights. Ms. Dousharm read the condition as "review adjustments to the exterior lighting, but limited to adjustment, dimming and/or shielding of the lighting fixtures only". Ms. Dousharm felt that the intention was that the applicant would not add other lights and granting the right to adjust the lights shown on the plan. Chair Pagano said the foot candle intensity in the center of the parking lot is significantly in excess of 1 foot candle, ranging from 1.6 to 9.0. Member Hanson asked what the difference was from when CVS was there. Ms. Dousharm indicated they were sodium lights in orange color and that Mr. Baright replaced with warmer LED lighting creating a lesser intensity of lighting. Member Hanson asked if there were any problems with CVS lighting. Chair Pagano said that was before this Board's time. Ms. Dousharm asked if the Board could make the condition as "Adjustment". Chair Pagano said the condition could be left as it is. Ms. Dousharm said the color temperature of the upper lights could be changed to a warmer color which would make it a little less intense.

Chair Pagano asked about charging stations as per Village Code. Attorney Victoria Polidoro was present on another agenda item and read Section 200-33-A-(10) of the Village Code that indicates "...that 2 EV Charging stations for customer use shall be provided in parking lots of 40 or more parking spaces".... Member Pearson advised bike racks to be added as well. Chair Pagano said that this will have to be condition. Chair Pagano apologized that this was not addressed at the last meeting.

Chair Pagano asked the Board for any other comments. No comments received.

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

Chair Pagano advised that the application is an unlisted action and that the application has submitted the required Short Form SEQR.

Chair Pagano advised that since the County has responded that this application is a matter of local concern a Motion is hereby made to appoint the Village of Red Hook Planning Board as Lead Agency for the Site Plan submitted by TGKK Ventures, LLC for property located at 7518 North Broadway listed under Tax Grid #6272-10-471735, with no outside interested agencies involved. Motion seconded by Member Hanson. All in favor.

Chair Pagano completed Short Form SEQR. A copy is on file in the Building Department.

Chair Pagano made a motion that the proposed action will not result in any significant adverse environmental impact and declares a negative declaration. Motion seconded by Member Towle. All in favor.

Chair Pagano made a motion by Resolution #2017-1 to approve the Site Plan Application of TGKK Ventures, LLC for property located at 7518 North Broadway listed under Tax Grid #6272-10-471735 as follows:

Resolution #2017-1

**RESOLUTION GRANTING SITE PLAN APPROVAL
TGKK VENTURES, LLC
7518 North Broadway, Red Hook, New York**

NOW THEREFORE, BE IT RESOLVED THAT, the Planning Board hereby grants approval of the Site Plan entitled "TGKK VENTURES, LLC", prepared by KDA, Kristina Dousharm Architecture, PLLC, dated December 22, 2016 with additional submissions dated January 12, 2017 and February 21, 2017; ***with the following conditions:***

1. That the planning board may require adjustment to the exterior lighting up to a maximum of 60 days after the issuance of a Certificate of Occupancy, but limited to the adjustment, dimming and/or shielding of the lighting fixtures only.
2. That the site plan is granted based on ancillary use of storage to the retail component.
3. That the self-storage shall not be permitted within the western section of the building dedicated to retail and immediately facing Route 9.
4. That no additions and/or further subdivisions of the building shall be permitted without submission of a new site plan/subdivision application.
5. That the approved self-storage use is limited to the property at 7518 North Broadway as proposed in the current site plan dated December 22, 2016 with an additional submission dated January 12, 2017 and February 21, 2017.
6. That the trees be replaced and coordinated with the Village of Red Hook Village Green Committee and in accordance with the comments from Dutchess County Department of Planning.

7. That any signage on the property will be subsequently approved on the property as tenants are designated.
8. That a “no loading zone” be demarcated along the frontage of the building to ensure large moving vehicles do not block the area.
9. That two (2) EV Charging Stations will be located in the parking lot at a site to be determined, as required by Zoning Code of the Village of Red Hook.
10. That 1 bike rack will be located in the parking lot at a site to be determined, as required by Zoning Code of the Village of Red Hook.

YES Beth Pagano, Chair
Absent Mark Mirando, Co-Chair
YES David Pearson, Member
YES Don Hanson, Member
YES Ray Towle, Member

**#2. RED HOOK COMMONS SEWAGE
Tax Grid #6272-09-205603**

Smith Street

**Subdivision/Site Plan
Discussions Only**

Robert Flores, Village of Red Hook Acting Code Enforcement Officer, was present.
Andy Learn from Morris Associates was present (representing Kearney Realty & Development)
Victoria Polidoro, Village of Red Hook Attorney was present

Mr. Flores advised the Board that this application was in coordination with the Village of Red Hook Sewer project, and the location is the existing Red Hook Commons, and the lot needs to be subdivided for the sewer project to happen.

Mr. Learn advised the Board that the first thing that has to happen is to subdivide the lot. Mr. Learn showed the originally approved subdivision and advised they are asking for both an amended subdivision and site plan. The subdivision would be lot 10 subdivision with the waste water treatment. Mr. Learn had presentations for the Board. Mr. Learn discussed the wetland boundaries and that their wetland biologists would meet with the DEC and confirm the new boundaries. Mr. Learn advised the Board that this was a preliminary pre-application. Mr. Learn said that they will be submitting formal application. Mr. Learn said the site plan would be for the two additional apartment buildings and the parking lot with a hammerhead. Mr. Learn advised that his client would like to change the use of the two previously approved buildings #13 & #14 to additional apartment buildings. Mr. Learn said sewer & water was pretty much in place and storm water is in place but they will recommend amending the SWPPP.

Mr. Learn said they had hoped to submit for the March meeting but will not have enough time so they will be submitting for the April, 2017 meeting.

The hammerhead turnaround was discussed. Mr. Learn advised they were open to suggestions.

Chair Pagano asked if the addition would be 4 new apartment buildings to the site. Mr. Learn said two additional buildings and a conversion of 2 previously approved buildings to residential. Chair Pagano advised that residential is a much more intensive use than commercial. Mr. Learn said they will be reviewing the flow rates to see that they have the capacity. Mr. Learn discussed access roads, wetlands and buffers. Adjoining property owned by UBS was discussed and Chair Pagano advised that was in the NMU Zone. Parking spaces were discussed. Chair Pagano asked if the Board would be looking at the site plan as a whole, reason being they have the lot broken down into 10 lots, and would the board look at the lots individually or as a whole. Attorney Polidoro said they are looking at the site plan as a whole. Mr. Learn said he will discuss with Mr. Kearney the EV Charging station issue.

**#3. RED HOOK FIRE COMPANY
Tax Grid #6272-10-405508**

42 Firehouse Lane

**Site Plan
Discussions Only**

Robert Streib was present
Robert Dupont, Architect, was present

Member David Pearson has recused himself as he is a member of the Red Hook Fire Company.

Mr. Dupont advised that the Board that this proposal was a small expansion to the Firehouse, which is an improvement to the facility. The site plan shows the building with proposed addition with improved entrance at the site of the community room.

The issue was that during community events the parking was used in the back of the structure and people were walking on the blacktop which is a hazard to the fire company and the public.

They are proposing to remove the existing entrance and move it to the east side of the building. They will still maintain the one exit at the front of the building as an emergency exit to meet the requirement of two exits for the community hall.

Mr. Dupont advised that this was a single room 200 square feet with a covered portico area. Mr. Dupont went over the plans as to style.

Mr. Dupont spoke about the tree that is a memorial tree and as part of the design they are proposing to extend the sidewalk a short distance by 16 feet and incorporating to go around the tree and to come in to the side of the building. Chair Pagano spoke about the addition of more concrete. Robert Streib advised that they will be landscaping the area, and that they hold a ceremony there every year, so they are hoping to add to the use of this memorial place. Member Hanson asked about water filtration for the tree. Chair Pagano asked for the diameter of the ring around the tree. Mr. Dupont said it was 16 feet and they don't feel it will damage the tree and he has studied the roots. Chair Pagano recommended that the applicant review the tree plans with David Pearson.

Chair Pagano advised that the Fire Company did received consent from the Village of Red Hook as owners of the property.

Chair Pagano advised that David Pearson is recused from this application due to being a volunteer member of the Red Hook Fire Company.

Chair Pagano advised that the Village is waiving all fees for the Site Plan application.

Chair Pagano advised that the Fire Company has begun their demolition work due to safety concerns; that Mr. Flores will not issue a stop work order and that the RHFC can continue with demolition work, but will need site plan approval before starting construction. Chair Pagano advised that they are not permitted to use the Community room for any purposes until such time as a Certificate of Occupancy is issued.

Chair Pagano asked the Board for any further comments. No comments received.

Mr. Dupont said he visits the site and works closely with the construction.

Chair Pagano asked Mr. Flores if he has reviewed the plans. Mr. Flores said no but that the applicant will need to submit for his building permit once site plan approval is granted. Mr. Flores asked the applicant about any upgrades. Robert Streib said they added exterior heat pumps to the AC. Mr. Flores advised everything will need to be to the new energy code and that they will need a final electrical certificate. Robert Streib advised he will be submitting insurance.

Chair Pagano advised that Short Form SEQR will need to be completed.

Mr. Dupont asked the Board if they foresee any issues with approval for the March meeting.

Parking and lot coverage was discussed and Mr. Dupont said he will do the calculations for the next meeting. Robert Streib said the parking lot was restriped and it is shown on the plans

where handicapped parking is located. Robert Streib said this construction will be a nice improvement to the Community room and thanked the Board.

Chair Pagano made a motion to table the application of the Red Hook Fire Company to March 16, 2017. Motion seconded by Member Hanson. All in favor.

Chair Pagano made a motion to close the February 21, 2017 planning board meeting at 8:35pm. Motion seconded by Member Pearson. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board