

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
March 16, 2017**

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

Present: Robert Flores, Acting Code Enforcement Officer

Absent: Co-Chair Mark Mirando

Chair Pagano opened the March 16, 2017 planning board meeting at 7:00pm with the Pledge of Allegiance.

#1. Caroline Rabiner	21 W. Market Street	Site Plan/Signage
Property Owner: Jack Dillon		
Tax Grid #: 6272-10-413739		

Applicant Carolyn Rabiner, and property owner, Jack Dillon were present.

Carolyn Rabiner advised the Board that she was looking to take over the space that was previously the Tiki Boutique. Chair Pagano asked how much space she would be using. Ms. Rabiner advised the entire first floor.

Chair Pagano asked if there was both a kitchen and bath on the first floor. Mr. Dillon advised no kitchen and bath only. Chair Pagano advised that the site plan submitted indicates a kitchen. Chair Pagano said the Board does not have a layout of the inside of the building, and cannot see what the current use of the building is. Mr. Dillon said he could explain the use. Chair Pagano said the Board would need an accurate plan. Mr. Dillon asked if the Board wanted a revised layout of what exists downstairs. Chair Pagano said correct. Member Towle said it needs to state that her plans are for the layout of her place. Chair Pagano said the site plan as presented does not reflect the current application. Mr. Dillon said the only change would be to remove the kitchen. Member Pearson said the plans are labeled "Rojo". Chair Pagano feels that approval should not be made based on the current site plan because it does not accurately represent what the applicant is asking for.

Chair Pagano said they could approve the sign but not the change in use. Member Towle advised that the plans were for a prior perspective tenant and does not reflect what the current applicant's plans are. Member Pearson feels that the use is going from retail to service. Member Towle asked the applicant when she planned on moving into the new business. Applicant said in a few months. Member Towle said then there is time to resubmit an updated and revised site plan. Chair Pagano advised that the next meeting would be April 13th.

Mr. Dillon said he will submit a new plan to this Board. Robert Flores, Acting Code Enforcement Officer was present and asked if any renovations were being done to the inside. Chair Pagano advised to indicate on the plans with a dotted line any wall that may come down.

Chair Pagano asked if the proposed sign was the same size as the existing sign Tiki Boutique. Applicant said it may be a little smaller. Chair Pagano advised that the sign was within the limits of the Village Zoning Code. Applicant advised that the existing bracket would be used and there would be no lighting. Chair Pagano asked the Board for any other comments. No comment.

Chair Pagano made a motion to approve the signage for Carolyn Rabiner for property located at 21 West Market Street for the business "Acupuncture" as submitted and in accordance to the Zoning Code of the Village of Red Hook. Motion seconded by member Towle. All in favor.

Chair Pagano made a motion to table the application for continuation of the Site Plan to April 13, 2017 ta 7:00pm. Motion seconded by Member Pearson. All in favor.

Chair Pagano advised that a response was received from Dutchess County Department of Planning and Development indicating that this application was a matter of local concern.

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

42 Firehouse Lane

**Site Plan
Discussions Only**

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

Robert Streib was present

Robert Dupont, Architect, was present

Mr. Dupont advised the Board that construction is coming along well and provided the Board with some updated construction pictures.

Mr. Dupont advised that with regarding lot coverage that he did a rough calculation and there is about 35-36%, which includes pavement and building; square footage came to about 250-500 sq. ft. which adds up to less than a tenth of a percent, which leaves them well within the 40%.

Mr. Dupont said he spoke with David Pearson regarding trees and that Mr. Pearson advised that it was in his opinion that the 16 foot diameter circle that they provided was sufficient and

the minimum of what he would like to see. Mr. Dupont said they are going to focus on finishing the addition and later, weather permitting, will finish the sidewalk. Mr. Dupont said they will elevate the new sidewalk ring so as to not damage the new structure. Mr. Dupont said they will monitor it closely. Chair Pagano asked if they would consider going half around the tree. Mr.

Dupont said the tree is a focal point and people are entering from both ends and would prefer a focus from all sides of the tree.

Robert Flores asked Mr. Dupont if he would be able to submit a letter to certify that all building was done to plan. Mr. Dupont said yes.

Chair Pagano made a motion to approve the site plan application for 42 Firehouse Lane, Tax Grid #: 6272-10-405508 for the Red Hook Fire Company. Motion seconded by Member Towle. All in favor.

Short Form SEQR was completed.

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

Chair Pagano made a motion to waive a public hearing for the Site Plan Application of the Red Hook Fire Company, for property located at 42 Firehouse Lane, Tax Grid #6272-10-405508. Motion seconded by Member Hanson. All in favor.

#3. Rhinebeck-Red Hook-GB, LLC	Baxter Road	Subdivision
Tax Grid #6272-11-632578		

Tim Lynch, Engineer was present.

Mr. Lynch advised the Board that he was present with an application to subdivide an existing lot into 2 large residential parcels.

Chair Pagano advised that the Board will not be giving approval this evening and that the matter would be tabled to the April meeting. Chair Pagano advised that the entire site is a little over 22 acres and zoning in the Village as R20,000. Applicant advised it was R1 in the Town.

Chair asked the applicant if the proposal was to divide the parcel into 2 equal parcels and have enough room on Baxter Road for two 50 foot driveways, with frontage being 100 feet and splitting it in half for each lot. Applicant said yes, and that each lot would have 50 feet of frontage with a shared driveway. Robert Flores advised that the Village require 35 feet so they meet that requirement with a proposed shared driveway. Chair Pagano asked Robert for the rules regarding a shared driveway. Robert advised having an easement. Applicant advised that there will be a driveway agreement.

Member Towle asked what the intent was for the land use. Mr. Lynch advised a house on each property. Member Pearson asked where the other property was that is owned by the person that is continuous. Mr. Lynch pointed out the location on the plans.

Chair Pagano asked about the effect of the federal wetlands. Mr. Lynch said there is very little with this parcel but quite a bit in the Town. Chair Pagano asked if any testing have been done. Mr. Lynch said not yet. Chair Pagano asked if it were possible that one of the two properties would not pass a perk test. Member Pearson said you would never know. Mr. Lynch said they have to do some testing due to putting a statement on the final subdivision plat for the Town.

Chair Pagano asked if they would have to get Board of Health approval. Mr. Lynch said yes. Mr. Lynch asked if Village water was available. Mr. Flores said there is frontage on a Village street so they would be allowed by rights but would need to make it clear if they wanted water. Mr. Lynch said they will probably not ask for Village water.

Member Towle said when it comes to the Village there is only less than .2 of an acre, so the only concern would be traffic relating to the parcels and if they want water service. Robert Flores advised that the Board is not doing a coordinated review. Member Towle feels this should be a coordinated review. Chair Pagano feels the same way. Mr. Lynch suggested the same thing to the Town. Member Towle feels that a full review does not make any sense and a waste of resources. Mr. Lynch asked what difference does it makes to this Board. Chair Pagano said they would have to review the entire site plan.

Chair Pagano said they do not want to create a lot that nothing can be done on, and is confused as to not knowing. Member Pearson feels that is at the risk of the owner.

Chair Pagano asked why the shared driveway. Mr. Lynch said it is because of the Town's limitations on flag lots and that they require shared driveways.

Chair Pagano was questioning whether this Board would need topographical information. Mr. Flores said they are subdividing land but not proposing to improve it. Chair Pagano said the Village Planning Board Attorney, who was unable to be present this evening, indicated in a memo that she is concerned about the fact that this Board should not be approving a lot where there are no assurances that cannot support two septic systems and two wells. Chair Pagano said it raises the question as to why they are subdividing this into two 10 acre parcels. Mr. Lynch said to be able to sell them to put a house on them. Member Towle asked if they are asking for further improvements on the land it would require more of this process. Mr. Lynch said no and that they would need a building permit, after approval of septic and water.

Chair Pagano advised the applicant that the Board would need a completed Agricultural Statement. Mr. Lynch was given the Village's statement.

Chair Pagano said this property is surrounded by federal wetlands but is not sure what effect that has on the water table, which could affect septic and well. Chair Pagano advised that the Village Attorney advised that this Board does not want to create an unbuildable site. Chair Pagano said that the Village Attorney will be here next month and can explain further. Member Pearson said he does not understand that because a person cannot know until they do a perk test. Chair Pagano indicated that Parcel 2 has the bulk of the wetlands.

Chair Pagano asked what R1 in the Town was. Mr. Lynch advised one acre. Chair Pagano said this is a 10 and 12 acre lot, and asked if we have to think about a more intensive use on either parcel.

Member Hanson asked if this Board has any say on the Town's territory as opposed to our territory. Chair Pagano said we do because this is an uncoordinated review. Member Pearson said Zoning is what determines what can be built there. Member Towle said there is the possibility that these two lots could be broken up into more lots. Mr. Lynch said they cannot because the Town would not approve it.

Member Towle asked if the Town has not done SEQR yet. Mr. Lynch said correct. Member Towle said nothing has been approved yet. Mr. Lynch said correct. Member Towle said then anything we do should be subsequent to them doing something in that regard first, which would give us more information. Member Towle feels that since the Town wants an uncoordinated review, they should go first. Mr. Lynch said effectively they have gone first. Mr. Lynch said he meets with the Town Monday evening for a public hearing.

Chair Pagano advised Mr. Lynch that we will need two signature blocks on the maps.

Chair Pagano feels that this Board does not have enough information for SEQR. Chair Pagano asked why the Town could have a public hearing prior to SEQR. This Board was advised that a public hearing cannot be scheduled until after SEQR.

Mr. Lynch asked this Board if they were agreeable to a coordinated review. The Board said yes. Mr. Lynch will approach the Town board on this issue Monday evening.

Chair Pagano made a motion to table this application to April 13, 2017 Planning Board Meeting. Motion seconded by Member Towle. All in favor.

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

Chair Pagano made a motion to close the March 16, 2017 planning board meeting at 8:00pm. Motion seconded by Member Pearson. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board