

**VILLAGE OF RED HOOK  
PLANNING BOARD MEETING  
April 13, 2017**

Present: Chair Beth Pagano, Co-Chair Mark Mirando, Member Ray Towle & Member Don Hanson

Present: Robert Flores, Acting Code Enforcement Officer  
Village Planning Board Attorney, Victoria Polidoro

Absent: Member David Pearson

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Chair Pagano opened the April 13, 2017 planning board meeting at 7:00pm with the Pledge of Allegiance.

<b>#1. Caroline Rabiner</b> <b>Property Owner: Jack Dillon</b> <b>Tax Grid #: 6272-10-413739</b>	<b>21 W. Market Street</b>	<b>Site Plan Continuation</b>
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Property owner Jack Dillon was present.

Chair Pagano advised at the last meeting the Board requested a revised floor plan to show how the space would be used for the current tenant, and that property owner did provide a new plan.

Chair Pagano asked the Board for comments. No comments.

***Chair Pagano made a motion to approve the site plan for property located at 21 West Market Street listed as Tax Parcel ID No. 6272-10-413739 for the business "Acupuncture" as submitted and in accordance to the Zoning Code of the Village of Red Hook. Motion seconded by member Hanson. All in favor.***

<b>#2. Rhinebeck-Red Hook-GB, LLC</b> <b>Tax Grid #6272-11-632578</b>	<b>Baxter Road</b>	<b>Subdivision</b>
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Tim Lynch, Engineer was present.

Tim asked the Board if they had received a request from the Town Planning Board to act as lead agency. Chair Pagano indicated yes. Chair Pagano read aloud the letter from the Town dated March 24, 2017.

***Chair Pagano made a motion that the Village of Red Hook Planning Board consents to the Town of Red Hook Planning Board to act as lead Agency for the project known at 50 Baxter Road Minor Subdivision and listed under Tax Parcel ID # 6272-11-632578. Motion seconded by member Hanson. All in favor.***

Secretary Hart indicated that the Town's letter asked for any concerns to be listed and asked that the Board address any concerns this evening.

Chair Pagano said one concern was that the applicant was not creating a lot that was not buildable and asked this Board if they would want the Town to ask that the applicant determine that both lots in the minor subdivision are capable of supporting a septic and drainage.

Member Towle asked about water. Applicant said they are not asking for Village water.

Co-Chair Mirando asked about drainage issues and asked if the wetlands have been flagged. Chair Pagano said they could ask the Town to take that into consideration.

Chair Pagano said that this Board will ask the Town to consider the following:

- 1. That the lots can support a well and septic**
- 2. Take into consideration any impact on wetlands that surround the property**
- 3. Maintenance agreement for the shared driveway**

Co-Chair Mirando asked if there would be any agreement between the parties for maintenance of the shared driveway. Applicant advised yes. Victoria advised that this Board can make that a condition of approval.

Co-Chair Mirando asked about a proposed septic. Victoria Polidoro advised that the applicant is not proposing septic. Co-Chair Mirando asked if there was a reason why no septic was being proposed. Applicant advised that they are 10 acre lots.

Chair Pagano advised that Applicant did submit a revised plan with two signature blocks as requested for both the Village and Town of Red Hook.

Chair Pagano advised that the Applicant submitted an Agricultural Data Statement. Victoria Polidoro advised that the purpose for this Statement is that when there is a project near an Ag District the Board must take into consideration any impact in that District and the Statement itself to be mailed to farms in the District. Victoria Polidoro advised that when a public hearing is scheduled this Statement should be mailed with the public hearing notice.



Mr. Setaro gave a brief description of the project. Mr. Setaro advised that the right of way would be changed to allow the Village to plow and back up. Mr. Setaro went over the lot lines; cross-easements; showed the Board on the plans the proposal of the two new buildings; hammerhead, landscaping and light poles; advised that they will have the photometric plans at the next meeting and went over the proposed access to the sewer plant.

Mr. Setaro advised that the elevations will remain the same, but could not find the plans, but will have at the next meeting. Chair Pagano said there would not be renderings for the two new buildings because they were not there. Victoria Polidoro said they will be typical renderings. Mr. Setaro said they will have renderings for the next meeting.

Mr. Setaro said the updated plan which was presented to the Board indicates the current buffer for wetlands, but that they have met with the DEC and the buffer has been changed due to the wetlands having changed. Co-Chair Mirando asked if mitigation work had to be done because of the wetlands. Mr. Setaro said no.

Member Towle asked what happens when the wetlands change. Victoria Polidoro advised that once it is delineated, flagged and certified by the DEC the flagging is good for 10 years. Victoria advised that if it wasn't built in that time frame, the applicant would have to come back in and it would have to be reflagged.

Mr. Setaro said the zoning table was incorrect and will be updated.

Mr. Setaro said they may have to go to the ZBA because they are only allowed 40% lot coverage and they are proposing more. Chair Pagano said they may have the same issue with Lot #3 because the requirements are different for commercial and residential. Chair Pagano asked if the new apartment buildings were going to be senior housing or market rate. Mr. Setaro advised market rate.

Mr. Setaro spoke about the hammerhead turn around at the end of Morgan;s Way and that they met with DOH and there are some small items to be addressed with the water and sewer lines.

Mr. Setaro said there was always a storm water management basin, and they will keep that but have moved it around to basically handle the parking area. Mr. Flores advised that the Village will be taking over the maintenance. Chair Pagano asked why we would need an easement if the Village was taking over the property. Victoria Polidoro advised because it would be privately owned storm water.

Victoria Polidoro advised that she had prepared a memo for the Board, and prepared a Resolution classifying the action as unlisted, but still recommends that this Board do a coordinated review with the Zoning Board of Appeals, Village Board of Trustees and the Department of Health. Victoria advised that Lara will send the plans out once copies were received and they have 30 days to respond.

***Chair Pagano made a motion to adopt Resolution #2017-2. Motion seconded by Member Towle. All in favor.***

Chair Pagano asked about the easement with UBS and the lot that is being created. Victoria Polidoro said the right-of-way encumbers that lot and that we would not allow them to build a structure in that area, so this Board will need to see if it is a buildable lot and if there is enough room for a house and septic. Chair Pagano asked about the water. Mr. Setaro said through Smith Street. Victoria Polidoro said she reviewed the restriction which does not prevent them from using the area. Chair Pagano said she would want to make sure that if the idea is to one day develop it, there has to be a joint easement arrangement between UBS and the owner of that lot in terms of joint use and maintenance. Victoria said there is an easement and that if UBS is ever going to improve it they would be encouraged to work with the land owner.

Chair Pagano asked what the topo would be used for. Victoria said it may not be used at all, but possibly for water drainage.

Victoria went over her memo to the Board dated April 13, 2017 and conditions of approval.

Chair Pagano advised that a public hearing would be set at the May 11, 2017 planning board meeting.

***Chair Pagano made a motion to approve the planning board minutes, as amended, dated March 16, 2017. Motion seconded by Member Towle. All in favor.***

***Chair Pagano made a motion to close the April 13, 2017 planning board meeting at 8:35pm. Motion seconded by Member Hanson. All in favor.***

Submitted by,

LARA HART, Secretary  
Village of Red Hook Planning Board