

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
April 12, 2018**

Present: Chair Beth Pagano, Co-Chair Mirando, Member David Pearson, Member Ray Towle
and Member Don Hanson

Chair Pagano opened the April 12, 2018 planning board meeting at 7:00pm with the Pledge of Allegiance.

Chair Pagano made a motion to approve and accept the March 8, 2018 Planning Board minutes. Motion seconded by Member Towle. All in favor.

#1. Patricia Breinen – Continuation of Site Plan
Tax Grid #6272-10-388518

Applicant, Patricia Breinin was present
Warren Temple Smith, Architect, was present

Ms. Breinin said she was returning to complete her Site Plan approval. Ms. Breinin advised that she did receive her Area Variance approval from the ZBA that this Board had requested. Secretary Hart advised that approval was granted on January 25, 2018.

Chair Pagano asked the Board for comment. No comments.

Chair Pagano completed SEQR Short Form.

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

Chair Pagano read in to record that it has been determined that based upon the information and analysis of the SEQR, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Chair Pagano made a motion to approve the Site Plan for property located at Firehouse Lane and listed under Tax Parcel ID# 6272-10-388518 as submitted, and with area variance approval granted on January 25, 2018. Motion seconded by Member Hanson. All in favor.

**#2. Red Hook Commons
Morgan's Way & Smith Street**

No representative from Morris Associates was present.
Village Planning Board Attorney, Victoria Polidoro was present.

Attorney Polidoro advised the Board of the change to the Plat and that applicant is asking for approval for an amendment to the original plat that was approved on July 17, 2017.

Attorney Polidoro advised referenced Lot 11 and storm water drainage features and advised that after speaking with attorneys they did not feel that the Village should be responsible for taking care of storm water at private developments. Victoria advised that they were able to get the applicant to move the lot line so that the drainage features will now be totally on private land.

Chair Pagano asked about Lot #8 and felt that the new plans did not match the old one. Attorney Polidoro advised that with Lot 8 is the Red Hook Commons Senior Citizens Project and gets a tax credit and believes there is 4 letters of ownership for mortgage reasons, and when the Attorney realized that in order to move the lot line they would need signatures from 5 different entities they decided to move it back, so it is her belief that they are changing Lot #8 back to what was there prior.

Attorney Polidoro said the Board will need to set a public hearing and that the Board could ask the applicant to return to the Board for further explanation.

Attorney Polidoro advised that she was present on behalf of the Village to ask the Board to move forward and have everything fixed before they go to closing.

Chair Pagano asked why Lot #8 was being changed in the first place. Attorney Polidoro advised there was a temporary path to get through; and they were moving the lot lines so that the road that goes to the sewer plant would go into the Village lot, and to give that to the Village. Attorney Polidoro advised that the road is staying until Morgan's Way is completed. Member Pearson asked if it would come off of Morgan's way and stay on Village property. Attorney Polidoro advise no, it will always be on Lot #8. Attorney Polidoro said even after Morgan's Way is completed they will still need to connect over that piece (pointing out on the plans) because of the wetlands crossing. Member Pearson asked if the Village will eventually own Morgan's Way. Attorney Polidoro advised eventually, but for now will only take the part that is complete.

Attorney Polidoro advised that Easements will need to be prepared.

Member Towle asked about the wetlands. Attorney Polidoro advised that the wetland was reflagged and is still good and that this Board was good with it at the last approval. Attorney Polidoro said that the draining feature on Lot #11 will accept drainage from Lot #5, Lot #11 and Morgan's Way.

Attorney Polidoro asked if the Board would reaffirm the SEQR review, since the changes are minor. Chair Pagano asked the Board for comment. Chair Pagano advised that the Board would like the Applicant/Morris Associates present before reaffirming SEQR.

Meeting dates were discussed due to attendance and having a quorum.

It was decided that the original Planning Board meeting date of May 10, 2018 would be changed to May 17, 2018 at 7:00pm.

Chair Pagano made a motion to set a public hearing for the Red Hook Commons Project for May 17, 2018 at 7:00pm. Seconded by Chair Mirando. All in favor.

Chair Pagano made a motion to table Agenda Items #3, #4 & #5 to the May 17, 2018 Planning Board Meeting. Motion seconded by Member Towle. All in favor.

Chair Pagano made a motion to close the April 12, 2018 Planning Board meeting at 7:25pm. Motion seconded by Member Towle. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board