

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
February 14, 2019**

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

Present: Village Planning Board Attorney, Victoria Polidoro

Chair Pagano opened the February 14, 2019 Planning Board meeting at 7:00pm with the Pledge of Allegiance.

Chair Pagano made a motion to approve the minutes of the January 10, 2019 Planning Board meeting. Motion seconded by Member Zacharzuk. All in favor.

**#1. Syed Yasin 3 St. John Street Site Plan Application (Continuation)
Tax Grid #6272-10-436749**

Chair Pagano put on the record that the site plan application for 3 St. John Street was denied by the Planning Board on January 10, 2018.

Chair Pagano, on behalf of the Planning Board gave condolences on the passing of Oakleigh Cookingham.

**#2. Cookingham Farms, Inc. 7598 N. Broadway Minor Subdivision
Tax Grid #6272-07-564993**

Present: Mark Graminski, Engineer
Theodore Cookingham and his wife, property owners.

Mr. Graminski came forward and presented the Subdivision application.
Mr. Graminski advised that he broke this into multiple pieces because this parcel is split by Town and Village boundaries, giving a tax grid parcel for the Village parcel, which tax grid number for the parcel number is on both sides of Route 9 (east side and west side). Mr. Graminski said this particular subdivision is for the parcel on the west side and to create a parcel for the existing residence.

Mr. Graminski advised that he had an aerial map which he showed all Board members.

Mr. Graminski presented the location map which outlines all property associated with Cookingham Farms, Inc. Mr. Graminski went over the parcel location for the subdivision.

Mr. Graminski said Lot #1 is a little over 1 ½ acres, which is the piece that has been cut out for the house and the balance of the property is Lot #2, which is all property within the Village on Route 9.

Mr. Graminski advised that he will submit additional information per Attorney Polidoro's request for authorization for the Corporation.

Attorney Polidoro asked what the frontage was along Route 9 and does this prevent any development in the future. Mr. Graminski said it does not. Mr. Graminski showed the location and advised that it does not limit further development.

Chair Pagano asked if there were 3 lots. Mr. Graminski said no, only 2. Chair Pagano advised there was Cookingham in the Town and Cookingham in the Village and then there is the Martin house, and asked if Mark was only dotting off the parts in the Village. Mr. Graminski said that is correct because it is a single tax parcel. Chair Pagano said that is because the Town one was already a different tax parcel. Mr. Graminski said correct. Attorney Polidoro asked if it was just a tax parcel or all in the same deed. Mr. Graminski advised it was in the same deeded parcel but a different tax parcel. Attorney Polidoro felt that the tax parcel for subdivision is irrelevant. Mr. Graminski said he did not think so. Chair Pagano asked why they are splitting it into Town and Village and then deeding off the one house. Mr. Graminski said they are not splitting it and the subdivision in the Town and Village is already split. Victoria asked if the lots that cross the boundaries are not split? Mr. Graminski said there was an application in front of the Town prior, where a piece was in the Town and a piece in the Village and they considered it separate parcels. Chair Pagano felt this was similar to a previous application referencing 50 Baxter Road and said that the second lots is really all of the lands other than the house- Mr. Graminski said no – and in this case it is only the remaining lands in the Village. Mr. Graminski asked if they wanted applications made to both the Village and the Town for a subdivision for a piece in the Village. Chair Pagano advised another applicant (50 Baxter) was asked to do this. Attorney Polidoro said they were also subdividing land within the Town and said she feels that this tax lot is irrelevant and that the deeded lot is the concern, but said if the subdivision is only for a lot in the Village then we could get the Town Planning Board to sign off on it. Mr. Graminski

said they can do that. Mr. Graminski asked if that is how the Board wanted to proceed. Chair Pagano said they do not have 3 lots, only the farm that sits in the Town and Village and they want to subdivide a 1 ½ acre parcel with the colonial and Martin house on it, but feels that they don't have 3 separate properties here., and they are not just subdividing the part in the Village. Attorney Polidoro said they are creating a new lot in the Village from a lot that spans both Town and Village.

Mr. Graminski said there were multiple subdivisions on the land in the Town, so was the Village part of that..... and showed previous subdivisions and a referenced filed map from 1987; showing a piece created from parcels off Mill Road, and further subdivision on Mill Road, which were only approved by the Town, all with filed maps. Attorney Polidoro said they cannot speak for what they did 30 years ago. Mr. Graminski said there were parcels created in the 80's, so what is the lot number that would be created now if the Board was going to consider all of Cookingham Farms property. Attorney Polidoro said they would leave that up to Mr. Graminski. Mr. Graminski said he will have to change the map to include all of Cookingham Farms, Inc. property in the Town and Villlage. Attorney Polidoro said it is shown on the vicinity map. Mr. Graminski said the purpose of that upper map was to show land in the Village, so he will change the scale to show Village and Town. Attorney Polidoro said yes to change the scale and to still show the Village ones so as to see what is happening on the ground. Mr. Graminski said all the lots numbers would be based on all lands of Cookingham Farms, Inc., or will he need to separate it. Attorney Polidoro said he can say total – part in Village and part in the Town. Mr. Graminski said in order to file a map with the Country Clerk they will need a signature from the Town of Red Hook. Mr. Graminski asked for a referral to the Town. Attorney Polidoro said this Planning Board will ask for a coordinate review and that this Board will act as lead agency.

Mr. Graminski said he will have to meet with the Town Planning Board. Attorney Poidoro said this Board will continue to meet and that the Village can approve it first contingent on the Town Chairperson signing off. Mr. Graminski said ok. Chair Pagano said they are just trying to be consistent. Mr. Graminski said he will clarify lots on the map and work it out with the County Clerk.

Attorney Polidoro asked about the EAF. Chair Pagano asked if this Board needed a referral to SHPO. Attorney Polidoro said if they were going to disturb the area then yes, but if there is no disturbance then no and that we are just drawing straight lines. Board decided no referral to SHPO. Chair Pagano asked Mr. Cookingham if they were going to be doing any additional work on the property. Mr. Cookingham said no. Attorney Polidoro asked if all of the out buildings associated with historic structure are included on both lots. Mr. Cookingham said the only out building is a garage.

Chair Pagano referenced #15 & #16 on the EAF – Endangered species and 100 year flood plan. Mr. Graminski said this EAF was prepared using the NYS DEC Environmental Resource Mapper, which covers the entire parcel, but not where this application is for. Answers will remain as is.

Chair Pagano referenced #9 on the EAF- and felt the answer should be no. Attorney Polidoro said it should say N/A because they are not creating a new house and not creating any more, but only separating it. Attorney Polidoro said the question has to do less with the existing house and more or less with what is being proposed, and what is being proposed does not have any impact on energy, so the applicant said yes. Attorney Polidoro said the Board can put N/A for that question.

Attorney Polidoro advised that she would like answers for #10 & #11. Mr. Graminski said “yes” to #10 and that it is public water supply; and yes for #11 – and it is private-on site.

Chair Pagano asked about question #13 and if that should be N/A. Attorney Polidoro said it should say “yes” because a portion of the site does contain wetlands but the proposed action will not encroach, alter or impact the wetlands.

Mr. Graminski said on the larger scale map he can show approximate location of the wetlands.

Member Pearson asked about paved drive extending into the other lot... will this stay that way. Mr. Cookingham said they are not using.

Member Pearson asked about connecting the two Village parks. Mr. Cookingham said he feels at this time the location is dangerous and too hazardous and no safe access right now.

Chair Pagano asked Member Zacharzuk for comment. No comment. Chair Pagano asked Member Towle for comment. No comment.

Chair Pagano made a motion to classify this application as an Unlisted Action and that the Village Planning Board will act as lead agency and Notice of Intent to be circulated to the Town of Red Hook Planning Board. Motion seconded by Member Pearson. All in favor.

Chair Pagano asked if we should do SEQR now. Attorney Polidoro advised that the Board has reviewed the EAF but has to wait 30 days. Attorney Polidoro asked the Board if they wanted to schedule a public hearing.

Chair Pagano made a motion to schedule the Public hearing for March 14, 2019. Motion seconded by Member Towle. All in favor.

Attorney Polidoro said the Village Planning Board will send a copy of the plans to the Town and the Town will hopefully sign off on the SEQR matter before this Board meets again.

Member Zacharzuk asked if anything with the Town had to be coordinated. Attorney Polidoro advised we are forwarding to the Town with intent of Village Planning Board acting as Lead Agency, and hopefully the Town will respond with no issue or comments.

Mr. Graminski said he will modify the plans to show the full lot. Mr. Graminski said he will make application to the Town and forward revised plans via pdf to Attorney Polidoro and hard copies to Secretary Hart.

Chair Pagano made a motion to close the February 14, 2019 meeting at 7:40pm. Motion seconded by Member Pearson. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board