

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
June 14, 2018**

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

Absent: Chair Beth Pagano

Present: Victoria Polidoro, Esq., Village of Red Hook Planning Board Attorney
Ed Vopelak, Village of Red Hook Engineer

Co-Chair Mirando opened the June 14, 2018 planning board meeting at 7:00pm with the Pledge of Allegiance.

Co-Chair Mirando made a motion to approve the minutes of the May 17, 2018 meeting. Motion seconded by Member Pearson. All in favor.

**#1. Key Bank – Continuation of Site Plan
Tax Parcel #6272-10-395718**

Caryn Miodzianowski, with Bohler Engineering was present
Steven Hill, Facilities Manager, Key Bank was present

Ms. Miodzianowski advised that they have addressed all the outstanding comments from the previous meetings, and had an updated survey done with a boundary survey of both parcels, which was previously submitted to the Board. Ms. Miodzianowski advised that they decided to create an easement that connects the proposed parking area parcel with the Key Bank building on it which is shown on the plans. The new sewer line was discussed. Mr. Vopelak showed where the current trunk sewer was, and where the new trunk sewer would be located.

Attorney Polidoro said they would like to see the different locations on the plans.

Ms. Miodzianowski said per the comments from CT Male regarding the ADA issue they did go back to the drawing board and went ahead and designed the space parallel with the proposed bypass lane. Ms. Miodzianowski said in the previous plans they proposed a sleeve so that the parking lot would not be disturbed, but have since removed that since receiving letter from CT Male dated June 13, 2018 – and handed out updated plans; and they have added another green space areas out front to be landscaped and removed the ADA space in the rear. Member Pearson asked if there would be only be one space now. Ms. Miodzianowski said yes one ADA space. Member Pearson asked if they would need to back up. Ms. Miodzianowski said yes and they have striped that area.

Attorney Polidoro asked about the access on the left side of the building. Ms. Miodzianowski everything else will remain. Mr. Vopelak indicated no change needed to be made.

Attorney Polidoro asked if there was any change to exterior lighting. Ms. Miodzianowski said no.

Member Towle asked about signage and potential traffic. Ms. Miodzianowski said since they removed the ADA parking and there is no proposed crosswalk/crossing it will essentially operate better than it does today because it has the bypass lines and lane so they did not propose additional signs.

Co-Chair Mirando asked about CT Male's comment #4. Ms. Miodzianowski said along the right side of the proposed parking they extended the curb back to the new edge of pavement and they have topo on that and that the proposed grade will be brought up to the top of that. Ms. Miodzianowski showed this on the plans.

Co-Chair Mirando asked about the power pole on the sidewalk. Mr. Vopelak advised that 4 feet is acceptable.

Mr. Vopelak advised that he would send them the new sewer easements electronically, **which will need to be added to the plans.**

Ms. Miodzianowski advised they will be **adding one bike rack to be located at the front west side.** Attorney Polidoro asked that this be shown on the plans.

Co-Chair Mirando asked the Board for any further comment. Member Pearson advised that the Village Green could provide a free tree when they decide to landscape. Ms. Miodzianowski said ok and great.

Attorney Polidoro asked about the canopy. Ms. Miodzianowski advised that the only change may be to the columns.

Co-Chair Mirando said this Board has addressed all items in CT Male's letter dated June 13, 2018.

Co-Chair Mirando made a motion to declare the Site Plan Application for Key Bank with property located at 28 West Market Street, Red Hook, New York listed under Tax Parcel ID #6272-10-395718 as a TYPE II Action with no further Environmental Review. Motion seconded by Member Hanson. All in favor.

Co-Chair Miranda advised that the Dutchess County Department of Planning and Development did respond to the Referral dated 2/21/2018 that this application was a “matter of local concern”.

Co-Chair Miranda made a motion to approve the Site Plan for Key Bank with property located at 28 West Market Street, Red Hook, New York listed under Tax Parcel ID #6272-10-395718 with the following conditions:

- 1. One (1) bike rack to be shown on the plans which will be located at the northwest corner of the property location***
- 2. Parking lot easement to be shown on the plans, submitted for review and recorded with the Dutchess County Clerk***
- 3. Sewer easement to be shown on both parcels***

Motion seconded by Member Pearson. All in favor.

**#2. ECP Holdings, LLC – 7461 S. Broadway – Continuation of Site Plan Application
Tax Parcel #6272-10-392686**

Robert Dupont, Architect, was present

Ed Vopelak, Village of Red Hook Engineer was present

Victoria Polidoro, Esq., Village of Red Hook Planning Board Attorney present

Mr. Dupont advised that the plans were submitted to their Civil Engineer who is working up a proposal to accommodate draining issues, and that they will present at next month’s Planning Board meeting. Proposed sewer lines and locations were discussed. ***Mr. Vopelak advised that the sewer easements should be added to the plans.*** Mr. Vopelak explained minor details on the sewer. Co-Chair Miranda asked if they would be using dry-wells. Mr. Vopelak said he would think, and that they may be able to revitalize some abandoned ones for drainage.

Mr. Dupont advised that he will not be able to attend next month’s meeting but someone else representing will be present.

Co-Chair Miranda made a motion to close the June 14, 2018 Planning Board meeting at 7:45pm. Motion seconded by Member Pearson. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board

