

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
November 12, 2020**

REMOTE MEETING VIA RINGCENTRAL

Present Via RingCentral: Chair Beth Pagano, Co-Chair David Pearson; Member Don Hanson, Member Steve Zacharzuk and Member Jim Rogers

Mayor Blundell assisted as Host to open the Planning Board Meeting.

(Note: All Members were visible, with exception of Member Hanson who was audio only)

Chair Pagano opened the November 12, 2020 Planning Board Meeting at 7:01pm.

Chair Pagano advised meeting is being held in accordance with NYS Executive order 202.1 and 202.72 which Governs the Open Meetings Law and that tonight's meeting is being held remotely via RingCentral and is being recorded and a transcript will be provided at a later date.

Chair Pagano advised of Board Members in attendance this evening:

Chair Beth Pagano
Member Don Hanson
Member Steve Zacharzuk
Member Jim Rogers

There is a quorum for the November 12, 2020 Planning Board meeting.

Chair Pagano asked Board members if any comment regarding October 8, 2020 Planning Board Minutes. No comments.

Chair Pagano made a motion to accept and approve the Planning Board minutes dated October 8, 2020. Motion seconded by Member Rogers. All in favor.

Item #1

Steven Appenzeller & Beth Goldberg	19 Linden Avenue	Subdivision
Represented by Marie Welch, Welch Land Surveying		
Tax Parcel ID: 6272-06-384861		

Applicant, Steven Appenzeller, present
Marie Welch, Land Surveyor, present

Chair Pagano read into record the following letters that were requested by the Board at the October 8, 2020 meeting. Copies of letters on file in the Building Department.

1. Letter from Cummings Engineering, P.C., dated October 24, 2020
2. Letter from NYS Parks, Recreation and Historic Preservation dated October 29, 2020.

Chair Pagano advised that Marie Welch amended the Subdivision per Board's request from the October 8, 2020 meeting to include the following:

- * Zoning table added
- * showing minimum lot size; setbacks and frontage
- * showing prior variance received on Lot #1

Chair Pagano announced that a Public Hearing notice was prepared and noticed in local newspaper.

Chair Pagano made a motion to open the public hearing at 7:08pm. Motion seconded by Member Zacharzuk. All in favor.

Chair Pagano asked the Board for comment. No comments from Board.

Secretary Hart advised that no responses were received for tonight's public hearing.

At 7:12pm Co-Chair David Pearson remotely came in on meeting.

Chair Pagano and Board began Short Form SEQR review.
Page II of SEQR was completed (a copy on file with Building Department)

Chair Pagano announced that Village Attorney Polidoro prepared Resolution #2020-6 - Resolution to Adopt a Negative Declaration under SEQR.

A meeting of the Village of Red Hook Planning Board was convened in public session at the Village Hall, 7467 South Broadway, Red Hook, New York on November 12, 2020. The meeting was called to order by Chairperson Elizabeth Pagano.

Moved by:

Seconded by:

RESOLUTION TO ADOPT A NEGATIVE DECLARATION

19 Linden Avenue Minor Subdivision

WHEREAS, the applicants, Steven Appenzeller and Beth Goldberg, have submitted an application for minor subdivision approval to subdivide an existing 1.045-acre parcel of land located at 19 Linden Avenue, identified as Tax Parcel No. 6272-06-384861, into two lots of 0.552 and 0.493 acres in order to develop the latter with a one-family dwelling (the "Project") located in the Village of Red Hook; and

WHEREAS, the proposal is shown on a plat entitled, "Amendment to F.M. No. 1995 Subdivision Map," prepared by Marie T. Welch, L.S., dated August 26, 2020, last revised October 16, 2020; and

WHEREAS, the applicant has prepared a short Environmental Assessment Form ("EAF") dated August 26, 2020 for the Project; and

WHEREAS, on October 8, 2020, the Planning Board classified the application as an unlisted action under the State Environmental Quality Review Act and determined to conduct an uncoordinated review of the Project; and

WHEREAS, the Planning Board has reviewed the EAF and information provided by the applicant and has sufficient information before it on which to base a determination of significance; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby adopts a negative declaration, determining that the Project will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.

____ Elizabeth Pagano
____ Donald Hanson
____ David Pearson
____ Jim Rogers
____ Stephen Zacharzuk

Elizabeth Pagano, Chairperson

Chair Pagano made a motion to approved and accept Resolution #2020-6 as prepared. Motion seconded by Member Hanson.

ROLL CALL:

James Rogers – yes

Steve Zacharzuk – yes

Don Hanson – yes

David Pearson – yes

Elizabeth Pagano – yes

All in favor. Motion approved.

Chair Pagano made a motion to close the Public Hearing at 7:14pm. Motion seconded by Member Zacharzuk.

ROLL CALL:

James Rogers – yes

Steve Zacharzuk – yes

Don Hanson – yes
David Pearson – yes
Elizabeth Pagano – yes
All in favor. Motion approved.

Chair Pagano announced that Village Attorney Polidoro prepared Resolution #2020-7 - Resolution to Grant Conditional Preliminary and Final Plat Approval.

**VILLAGE OF RED HOOK
PLANNING BOARD**

A meeting of the Village of Red Hook Planning Board was convened in public session at the Village Hall, 7467 South Broadway, Red Hook, New York on November 12, 2020. The meeting was called to order by Chairperson Elizabeth Pagano.

Moved by:

Seconded by:

RESOLUTION TO GRANT CONDITIONAL PRELIMINARY AND FINAL PLAT APPROVAL

19 Linden Avenue Minor Subdivision

WHEREAS, the applicants, Steven Appenzeller and Beth Goldberg, have submitted an application for minor subdivision approval to subdivide an existing 1.045-acre parcel of land located at 19 Linden Avenue, identified as Tax Parcel No. 6272-06-384861, into two lots of 0.552 and 0.493 acres in order to develop the latter with a one-family dwelling (the “Project”) located in the R-20 District in the Village of Red Hook; and

WHEREAS, the proposal is shown on a plat entitled, “Amendment to F.M. No. 1995 Subdivision Map,” prepared by Marie T. Welch, L.S., dated August 26, 2020, last revised October 16, 2020; and

WHEREAS, by letter dated October 24, 2020, Thomas P. Cummings, P.E., opined that the soils on proposed lot 2 are acceptable for a new septic disposal system with reserve area; and

WHEREAS, on November 12, 2020, the Planning Board adopted a determination of non-significance, finding that the Project as proposed would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, a duly noticed public hearing was opened on November 12, 2020 and closed on November 12, 2020, in accordance with New York State Governor Cuomo’s Executive Order 202.1 and the subsequent extensions thereof, during which all those who wished to speak were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants preliminary and final plat approval to the subdivision plat entitled, “Amendment to F.M. No. 1995 Subdivision Map,” prepared by Marie T. Welch, L.S., dated August 26, 2020, last revised October 16, 2020 and authorizes the Chairperson to sign the Plat after compliance with the following conditions:

- 1. Payment of all fees and escrow.**
- 2. Revision of the Plat to include a zoning table showing the required standards for minimum acreage, road frontage and other dimensional requirements for the district, as well as the setbacks for the structure(s) on the existing and proposed lots.**

It is the applicant's responsibility to track the time within which this approval will expire. No notice will be provided by the Village.

____ Elizabeth Pagano
____ Donald Hanson
____ David Pearson
____ Jim Rogers
____ Stephen Zacharzuk

Elizabeth Pagano, Chairperson

Chair Pagano made a motion to approved and accept Resolution #2020-7 as prepared. Motion seconded by Member Hanson.

ROLL CALL:

James Rogers – yes

Steve Zacharzuk – yes

Don Hanson – yes

David Pearson – yes

Elizabeth Pagano – yes

All in favor. Motion approved.

Chair Pagano announced to Applicant that the Subdivision Application has been approved.

Chair Pagano announced that the next Planning Board meeting will be held on December 10, 2020 at 7:00pm.

Chair Pagano made a motion to adjourn the November 12, 2020 Planning Board meeting at 7:18pm. Motion seconded by Member Pearson. All in favor. Meeting Adjourned.

LARA HART, Secretary
Village of Red Hook Planning Board