

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
October 12, 2023**

Present: Chair Beth Pagano, Member David Pearson and Member David Markusen-Weiss

Absent: Co-Chair Jim Rogers and Member Zacharzuk

Chair Pagano opened the October 12, 2023 Planning Board Meeting at 6:30pm with the Pledge of Allegiance.

Chair Pagano asked all to take a moment of silence for the people of Israel.

Chair Pagano advised of members present and that there was a quorum for this evening's meeting.

Chair Pagano asked members if they reviewed the September 14, 2023 planning board minutes. Board members replied yes and had no comments.

Chair Pagano made a motion to approve the minutes of the September 14, 2023 Planning Board meeting. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #1.

Red Hook Community Center
59 Fisk Street
Tax Parcel ID# 6272-11-598636

Chair Pagano made a motion to table the site plan application for 59 Fisk Street listed under Tax Parcel ID 6272-11-598636 to November 9, 2023. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #2

Catherine Ackert
60 East Market Street
Tax Parcel ID 6272-11-567659
Owner: 60 & 62 East Market Street, LLC (owner's consent on file)

Chair Pagano made a motion to table the site plan application for 60 East Market Street listed under Tax Parcel ID 6272-11-567659 to November 9, 2023 at 6:30pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #3

Marie Welch – for St. Paul’s Lutheran Church
7412 South Broadway
Tax Parcel ID# 6272-10-395562

Present: Marie Welch, L.S.

Marie advised she was present for the presentation for subdivision for lands of St. Paul’s Lutheran Church on South Broadway and looking to subdivide a parcel of land around the existing rectory to create a separate parcel of land. Ms. Welch advised they are not making anything sub-standard, and the lot has village water and village sewer and already has utilities and just looking for new lot lines. Ms. Welch mentioned from the last meeting and the long form EAF which indicated historical buildings and advised that the building listed has since been demolished and that there is another property that borders on Fisk Street but is far enough away to not effect this subdivision.

Chair Pagano advised at the last meeting the application was accepted as complete and SEQR completed.

Chair Pagano made a motion to open the public hearing for the Minor Subdivision Application for 7412 South Broadway listed under Tax Parcel ID 6272-10-495562 at 6:36pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

PRESENT:

#1. Geroge Beekman – 15 Cherry Street, Red Hook

Mr. Beekman asked about the driveway and if they would be applying to the DOT. Ms. Welch advised no and that they are getting an easement and not putting a driveway in. Ms. Welch read the “note” on the plans regarding this issue. Chair Pagano asked if this would be part of the subdivision. Ms. Welch said yes. Member Pearson advised that when the Health Department reviews the plans, they will look at this.

No other person was present to speak.

Chair Pagano made a motion to close the public hearing for the Minor Subdivision Application for 7412 South Broadway listed under Tax Parcel ID 6272-10-495562 at 6:39pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Member Pearson mentioned the open space and if they were interested to please contact Village Green for tree planting.

Chair Pagano made a motion to approve the minor subdivision application for 7412 South Broadway listed under Tax Parcel ID 10-495562 as submitted dated August 30, 2023. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Ms. Welch advised, when ready, she will bring mylars to the building department for signature and thanked the Board.

Agenda Item #4

Town of Red Hook – Theodore Cookingham
Lot Line / Minor Subdivision
Cookingham Property West
Village Tax Parcel IDs# 62072-07-564993 & 07-549960

Present:

Mark Graminski, P.E., L.S.

Robert McKeon, Town Supervisor

Supervisor McKeon thanked the Board for their review of these projects and that the Town is excited for the great things to be done, especially on the west side of Route 9 and get to correct some mistakes that were made in the past. Supervisor McKeon this lot line/minor subdivision is to convey to the 3 different parts the 3 different parties being Village of Red Hook, Town of Red Hook and a farmer to continue agriculture on the property. Supervisor McKeon went over the proposed lot line/minor subdivision speaking about trails, roadways and easements.

Mr. Beekman was present and asked if the parcels marked yellow would be farmlands of Migliorelli. Supervisor McKeon showed all that would be farmed and that it would be one farm and not subdivided but would have easements for the roadway so the Town could maintain.

Chair Pagano asked if they were creating easements for the trails. Supervisor McKeon advised it is already in talks and intends to have split rail.

Mr. Beekman asked if it would be a seasonal trail. Supervisor McKeon said that is in talks.

Supervisor McKeon asked all to please wait for use until proper improvements are completed.

Supervisor McKeon advised they have already started on the rec park connector project.

Member Pearson asked if a flashing light would be installed at Linden. Supervisor McKeon said not yet, but that it was a County decision but will be a crosswalk.

Chair Pagano asked about this Board and the lead agency request and asked about the Town not requiring an EIS. Mr. Graminski advised that Ted Fink prepared the EAF. Supervisor McKeon reminded that the Town was lead agency.

Chair Pagano advised this Board unofficially opened the Public Hearing for the lot line/minor subdivision application for Cookingham Property West parcels with property located at Albany Post Road and Route 9 at 6:50pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

PERSONS PRESENT FOR COMMENT:

#1. George Beekman – 15 Cherry Street, Red Hook, NY.

Questions/comments written above.

Mr. Graminski said this application was in front of the Town Board last Monday and received approval for the lot line/minor subdivision and there will be a signature block for both Boards on the plans.

Member Pearson spoke on the new well for the Village into the existing Town line and asked if that would be a specific easement or is it defined by boundaries or just a general easement. Supervisor McKeon advised it runs alongside the current farmland roadway.

Member Pearson asked if the Town will own Ted Cookingham's house. Supervisor McKeon said they already do, and that Theodore Cookingham has moved and left us a wonderful legacy.

Member Pearson asked who was the existing farmer. Supervisor McKeon advised historically Kenneth Migliorelli, who own both sides.

Member Markusen-Weiss said it is your intention to sell those 2 parcels to a farmer. Supervisor McKeon advised it will be sold as one and they only put as 2 parcels so that they could own the road and maintain it since it is the access to trails and the water treatment plant and to ensure roadway is plowed in the winter.

Mr. Beekman asked about the house at the curb and if it was still there and occupied. Supervisor McKeon advised someone is there and they will have access through Willowbrook.

Member Pearson asked if Willowbrook was a paved road. Supervisor McKeon said no but a very solid gravel road.

Member Pearson asked if the road to the water treatment plant needed improvement. Supervisor McKeon said no.

#2. Kym Bradley-Rikard – 3 Scism Circle, Red Hook, NY

Since Willowbrook it is not part of a public road, but part of the trail system, where will there be parking.

Supervisor McKeon said there is no accommodation for parking on that parcel, but additional acreage being added to the Village, and they can explore that and there will be lots of parking at the rec park. Chair Pagano said once the bridge is in parking in the rec park will access all the trails.

Member Pearson asked if Willowbrook would be public or private. Supervisor McKeon said it will be owned by the Town but not be a public roadway.

No further comments.

Chair Pagano made a motion to close the Public Hearing for the lot line/minor subdivision application for Cookingham Property West parcels with property located at Albany Post Road and Route 9 at 7:00pm. Motion seconded by Member Pearson. All in favor. Motion approved.

Chair Pagano made a motion to approve the lot line/minor subdivision application, as submitted, dated September 1, 2023, for property known as Cookingham West Parcels with property located at Albany Post Road and Route 9. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to adjourn the October 12, 2023 Planning Board meeting at 7:02pm. Motion seconded by Member Pearson. All in favor. Motion approved.

Lara Hart
Secretary
