

**VILLAGE OF RED HOOK
PLANNING BOARD
SPECIAL MEETING
June 4, 2024**

Present: Chair Beth Pagano; Member David Pearson and Member Steve Zacharzuk

Absent: Co-Chair Jim Rogers and Member David Markusen-Weiss

Chair Pagano motioned opened the June 4, 2024 Planning Board Special Meeting at 5:01pm. Motion seconded by Member Pearson. All in favor. Meeting opened.

**#1. Town of Red Hook Sewer Project
SEQR – Lead Agency**

Present: Town of Red Hook Supervisor, Robert McKeon and Village of Red Hook Mayor, Karen Smythe

Chair Pagano advised this Board held a meeting on May 24th and was presented with a request for lead agency status from the Town of Red Hook regarding construction of a sewer in the southern part of Red Hook going down to Hannaford.

Chair Pagano said the consensus of the Board that evening was they needed more time to review.

Chair Pagano said this was a request for lead agency status and asked Supervisor McKeon to explain more on the project.

Supervisor McKeon spoke and advised they were looking for lead agency status for just the Town portion of the project and the Town project being the south border all the way down their district just past Hannaford and that the other part of the project is a reservation. Supervisor McKeon said they are reserving a part of the theoretical expansion, should it happen, at the Village plant and that the Village will be coming to this Board for SEQR matters when the time is appropriate.

Supervisor McKeon advised they are applying for funding that requires them to do SEQR.

Supervisor McKeon said what they are asking for is to be lead agency on the project for the south border down which looks like 50,000 gallons of water per day.

Supervisor McKeon advised they received funding to do water, sewer and the roadway.

Supervisor McKeon said the portion they are asking for consent on is the Town project and not the village project and the Village will come in front of you and ask for consent or not, for the 22 properties that are not currently observed in the district.

Supervisor McKeon said they are going to have it dedicated through the right of way – a line- so it's not going to be hooked up to those 22 properties. Supervisor McKeon said you will probably be seeing a side by side main coming down. The plan is to run a main up just for the Town portion and what they will share ultimately is the plant.

Supervisor McKeon said they have to study all elements and the reservation of a portion of it, and part of the project is not to build and that is for the Village, and they will have an IMA between the Town and the Village.

Member Pearsson said then it's like two separate projects. Supervisor McKeon said it is very much like 2 separate projects except the chance of it happening concurrently, if it happens at all, and when it comes time for the expansion that's the Village thing, and the Village will say they are going to expand the plant by "x" number of gallons and we've entered into an agreement with the Town that they can reserve "x" percent of that expansion.

Chair Pagano said that is where the Board gets messed up because there are properties in the Village that aren't on the system that are in the commercial district and somehow left out of the system. Supervisor McKeon said yes, and they wondered the same thing too, but not something they can't do and cannot be involved in.

Supervisor McKeon said next week they are applying for their grant and the Village is applying for their grant, and from his understanding includes those properties.

Chair Pagano said she thinks this Board's question and census is was that because not all of the Village and commercial properties were hooked up that they have been being told that there is not excess capacity - Supervisor McKeon said right – Chair Pagano said so this Board's concern now is that all of sudden there is excess capacity and where did it come from. Supervisor McKeon said there is not, and in the SEQR review is the assumption that expansion of the Village plant occurs, that's the review, and when and if there is an expansion, then the Town will reserve a portion when it comes to agreement.

Chair Pagano asked said so whatever the engineer that is doing the capacity study for the Town determines the needs of the Town and that additional capacity is what will be built, i.e. say 50,000 gallons – 40 won't be built and then 10 will come from whatever excess capacity is in the Village. Supervisor McKeon said on the Town's action and what is in front of you is the environmental review for the Town to do its portion and to reserve 50,000 gallons and whatever number and whatever expansion they are ultimately able to create, and we don't even know their number yet and it's up to the Village to decide and they are not looking for the lead agency on the expansion project.

Mayor Smythe said the direct answer to that question is the Town is asking for 50,000 gallons per day and the Village will provide that and is reserved for them.

Chair Pagano said the concerns is that there commercial district properties that were left off the initial sewer in the Village and supposedly there is no excess capacity for the owners of those commercial properties to be hooked up to the Village sewer and then this Board received this a couple of week ago to consent to lead agency so the Town can create a sewer district and come into our plant, which she feels this Board acknowledge does not make sense to have 2 separate plants and feels the Village people don't, and if we are going to build for this new capacity, then we need to take care of ourselves and not have new capacity built just for the Town.

Chair Pagano reminded that when we tried to include the Town and go down to Hannaford 10 years ago, they got their heads handed to them.

Mayor Smythe said the Village is planning an expansion for the Village and the Town is approaching their grant application process differently than the Village, so we are not doing the SEQR process because we are doing different grants so that is why you have this request and don't have one for the Village. The Village has a phase II project that we actively working on and the Village cannot bond for a project that is not in the Village so the cost of adding this capacity has to be borne by the Town and we are doing both end and anyone in the existing sewer use area – not being aware of anyone requesting sewer capacity – Chair Pagano said probably because they were told that there is not sewer capacity. Mayor Smythe it depends on how much they are looking for and the sewer use area and if they are outside the sewer use area they would say they don't have capacity, but if you know someone in the sewer use area and they would like to be added they should make a formal request.

Supervisor McKeon said this is separate from the Town and they are not tapping into anything, and this will be a new module. Mayor Smythe said they have requested 50,000 gallons per day and they are making plans on that request for 50,000 gallons. Supervisor McKeon said right but wanted to make it clear that they are planning for their own portion.

Chair Pagano said the sense of the Board on the 24th was #1– they don't want to see things at the last minutes and #2 everyone on this Board was just looking out for the Village.

Mayor Smythe said she wanted to share, and is also important, that the first thing they did was say to our Village Engineer, what is the maximum capacity when we are all done and when we've supplied the whole village- what does that look like – what's the umber when all done and can we fit that where we are and that is what led to the detail of what type of plant it is.

Mayor Smythe said it is a lot of information all at once.

Member Zacharzuk said he feels one the major was and is lack of information which he found very bad. Mayor Smythe said always feel free to reach out to her.

Supervisor McKeon thanked the Board for the special meeting.

Member Zacharzuk asked if the Saw-Kill can handle the “x” amount of capacity.

Mayor Smythe said part of the process if they have a SPDES permit and have to pass to expand, but part of the process is going through this permit process but not a part of this project, and it is her understanding that the Saw-Kill can handle the capacity.

Member Pearson asked if they had to modify the existing plant. Mayor Smythe said that was the original thought but when you think about the max when all done – around 550,000 gallons- they don’t have the space to add that many plants so there is a different type of plant – and MBR – and tanks are in the ground and the piece that does the processing is above it and can handle it – so you can have multiple tanks in the ground, Member Pearson asked so a lot of what is installed there will be redone. Mayor Smythe said no and the one installed will remain as is and the Red Hook Commons Plant, which is half the size, which is not just effluent, and actually take the whole thing – and the plan is – and likely be part of the discussion, is for it to become a holding tank of some sort and so the capacity of that will go into the new plant and that plant will be part of the system that is needed anyway, that plants needs a lot of maintenance, so this is the most efficient way to create the extra capacity.

Member Zacharzuk said so you actually have 2 plants. Mayor Smythe said currently we have 2 plants - Red Hook Commons Plant and the new plants and then there will be another plant. Member Zacharzuk said then you will go down to 2 plants. Mayor Smythe said effectively they will stay at 2 plants and will add the Commons capacity to the new plant.

Chair Pagano asked the Board for any further comments. No comments.

Chair Pagano read into record the email from Member David Markusen-Weiss dated May 23, 2024.

Mayor Smythe said it is her understanding that the Town, if granted lead agency, will provide documentation to interested parties.

Supervisor McKeon said it’s clear that the work is all in the Town and the Town.

The Board felt concerns were addressed.

Chair Pagano made a motion that the Village of Red Hook Planning Board consents that the above-named agency, Town of Red Hook Board of Trustees, serve as lead agency in this application and that the undersigned continue to be notified of SEQR determination,

proceedings and hearings in this matter. Motion seconded by Member Pearson. All in favor. Motion approved.

Chair Pagano made a motion to close the special meeting at 5:30pm. Motion seconded by Member Pearson. All in favor. Meeting closed.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board