

Approved
Town of Red Hook Planning Board
Meeting Minutes
October 21, 2013

CALL TO ORDER/ DETERMINATION OF QUORUM

Chair Christine Kane opened the meeting and confirmed the agenda at 7:30 pm. A quorum was determined present for the conduct of business.

Members present — Sam Phelan, Sam Harkins, Brian Walker, Charlie Laing, Betty Carr and Christine Kane. Also present was planning consultant Michele Greig.

BUSINESS SESSION

The minutes from the Oct. 7, 2013 meeting were approved on a motion by Brian Walker, seconded by Charlie Laing, and carried unanimously.

Christine Kane read a letter from Central Hudson requesting that any applicants seeking approval near transmission easements be referred to Central Hudson for assistance regarding regulation and right of way.

REGULAR SESSION – OLD BUSINESS

Plimpton & Hills Corporation – 7311 South Broadway – Site Plan

Mark Graminski and Calvin Hills were present for continued discussion on an application for the re-development of the former NAPA building on 1.38-acres in the TND-CC (Traditional Neighborhood District–Commercial Center) into a retail/service business for plumbing, heating and HVAC products for commercial and residential application. The applicant has also proposed the future construction of a showroom with residential units above.

Christine Kane noted that this is the first application under the new Traditional Neighborhood Development (TND) Commercial Center regulations, which may require, at the discretion of the board, applicants to present a master plan for the project property.

The board discussed lot and building coverage with Mr. Graminski. Mr. Graminski stated that the proposed master plan for the property showed the maximum allowable lot coverage under the zoning. Michele Greig noted that the incentive zoning provisions would allow an increase in building and lot coverage (from 30% to 65% for building coverage and from 65% to 85% in lot coverage), and would also allow a three-story showroom building, with a permitted density of 8 units (or housing equivalent units) per net acre per floor. Mr. Hills considered that there may be some advantages to purchasing extra density through the incentive zoning regulations.

The board and applicants discussed ways to reduce the amount of asphalt paving at the site, the use of alternative paving, parking configurations for the proposed showroom/apartments, and the possibility of enlarging the showroom and extending it to the side boundary of the lot.

The board generally agreed to waive the requirement calling for natural features to be detailed on the site, since there are relatively few, with the exception of an aquifer beneath the site.

Mr. Graminski asked the board to consider logistics for phasing the project. He explained that the applicant's priority is to remodel the existing building and establish the sales center there before constructing the showroom and residential units.

After considerable discussion of ways to phase the project within the existing application process, it was generally agreed that the plan showing the existing building and the showroom/residential units would be considered a conceptual master plan for the property. The current site plan application would be for the conversion of the existing building to the sales center only. The Planning Board gave sketch plan approval to that plan, as long as the parking is in conformance with the TND District regulations (i.e., no parking is allowed in front of the building or, if parked to the side, within 20' from the front façade). The next step for the applicant would be to submit a detailed site plan for the conversion of the existing building.

In order to maintain conformance with the zoning law, no parking would be permitted in front of the existing building. Parking shown on the conceptual master plan in front of the existing building would have to be moved to the back of the building for the current site plan application.

Sam Phelan asked what the timeframe might be for designing the new showroom and apartments. Mr. Graminski said realistically, several months. He said he does not anticipate any major obstacles in the design and site engineering of the showroom.

The board suggested the applicants return to the next meeting with a detailed site plan for the redevelopment of the existing building, and generally agreed to endorse the conceptual master plan.

The Red Hook Diner – 7329 South Broadway - Site Plan

Robert Turner from Tinkleman Architecture and Terry Keramas were present for the continued review of Mr. Keramas' application to make structural changes to the former Apple A Day restaurant.

Mr. Turner reviewed changes to the plan, the most significant of which is the elimination three parking spaces that would have required a variance. He asked the board if it would be permissible to stripe the pavement rather than remove it. Christine Kane said there might be an enforcement problem, and suggested some type of physical barrier also be considered since people are used to parking there.

Mr. Turner provided samples of building materials and colors, and lighting.

The board agreed to set a public hearing for the project at the Nov. 4 meeting, providing that revised plans are submitted by Fri. Oct. 25.

Michele Grieg said that the final plans must be reviewed by the county planning department. The board generally agreed that there was no need for the town engineer to review the site plan, since there are no changes to the existing site.

OTHER BUSINESS

Hilda MacDonald Trust/Brookmeadow (Steiner Farm) – 324 Budds Corners Rd. – Minor Subdivision

Christine Kane reported to the board that the applicants were having difficulty procuring the exact plant materials agreed upon for the vegetative border required.

The applicant has requested that 4 Salix Purpurea and 4 Sambucus Canadensis be replaced by 8 American Cranberry vibernum shrubs. The board generally agreed that the change is acceptable.

Sam Harkins made a motion to amend the approval for the subdivision to substitute the plants as the applicants have requested. Charlie Laing seconded the motion and all members present voted in favor.

ADJOURNMENT

Since there was no other business to come before the board, the meeting was adjourned on a motion by Sam Harkins, seconded by Betty Carr and carried unanimously.

Respectfully submitted

Kathleen Flood
Clerk