

**VILLAGE OF RED HOOK  
PLANNING BOARD MEETING  
January 13, 2022**

Present: Chair Beth Pagano; Co-Chair David Pearson; Member Jim Rogers and Secretary Lara Hart

Absent: Member Don Hanson & Member Steve Zacharzuk

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Chair Pagano opened the January 13, 2021 Planning Board meeting at 7:08pm with the Pledge of Allegiance.

***Chair Pagano made a motion to approve the Planning Board minutes dated December 9, 2021. Motion seconded by Co-Chair Pearson. All in favor. Motion approved.***

<b>#1. Taso Giannoulis (owner: Salvatore Annunziata) Tax Parcel ID 6272-07-506847</b>	<b>7588 N. Broadway</b>	<b>Signage Application</b>
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Applicant, Taso Giannoulis, present.

Applicant discussed his plans for the building and the opening a Greek restaurant at this property location.

Applicant advised his signage proposal is a building façade sign and within allowable square footage of 24 square feet with downward gooseneck lighting. Chair Pagano said signage was within allowable square footage. Chair Pagano asked if signage was internally illuminated. Applicant advised no. Lighting was discussed and Chair Pagano asked that the lighting clause be added as a condition to approval.

**Chair Pagano made a motion to approve the proposed façade sign for property located at 7588 North Broadway, listed as Tax Grid #6272-07-506847, and as depicted in the submitted proposal. The signage shall not exceed the square footage as provided by the Code of the Village of Red Hook, and that the sign is within the limits allowed and conforms to all provisions of Section 200-38 of the Code of the Village of Red Hook, with the following condition:**

- 1. The Planning Board is hereby granted the right to require adjustments to the exterior lighting up to a maximum of 60 days after the issuance of a Certificate of Occupancy, but limited to the adjustment, dimming and /or shielding of the lighting fixtures only.**

Chair Pagano advised that the applicant is required to sign and submit required building permit prior to hanging signage.

**Motion seconded by Member Pearson. All in favor. Motion approved.**

**#1. Syed Yasin**

**Tax Parcel ID #6272-10-436749**

**3 St. John Street**

**Special Permit/Site  
Plan Application  
(continuation)**

Applicant, Syed Yasin, present.

Village Attorney Victoria Polidoro, present.

Chair Pagano advised that there was nothing new to discuss so tonight we would review the application with Village Attorney Polidoro. Attorney Polidoro advised she reviewed last month's minutes and the application and advised this was a site plan but that the current plan needs to indicate which part of the building will be the laundromat and needs a zoning table to include parking & parking tables.

Chair Pagano advised at last month's meeting applicant was advised to amend the plan to include greenery, drainage plan, lighting plan, signage plan and a layout. Attorney Polidoro advised and a façade plan. Attorney Polidoro advised she sent Secretary Hart a copy of the applicant's signed Easement Agreement for Sewer System Components.

Chair Pagano encouraged the applicant to have Mr. Decker present at the meetings. Attorney Polidoro advised that Mr. Decker does not do evening meetings. Attorney Polidoro advised that parking & parking table needs to be on the plan as well as the sewer easement.

Victoria advised applicant that he could have Mr. Decker contract her directly regarding amendments to plan.

The Board suggested to applicant to obtain the services of an engineer.

The Board discussed the sewer and large of volume water that will be used and advised applicant that he may have to upsize his tank due to the new use as a laundromat.

Chair Pagano discussed her notes from last month's meeting and said this was a special permit application. Attorney Polidoro advised the Board will process the site plan and special permit at the same time and with a special permit you have to make findings, since this is a more intensive use, that the site can support that use.

The Board asked about propane and the tire pressure machine existing now. Attorney Polidoro advised these are all the things that need to be added to the plan.

Parking was discussed with possibility that all parking be in the rear of the building.

Chair Pagano asked that the total square footage of the building be added to the plans.

Attorney Polidoro asked about the office in the rear and if it would be private with a bathroom. Yasin said yes. Attorney Polidoro advised that the water connections for new bathrooms will need to be on the plans.

Attorney Polidoro advised that she will draft a memo outlining all the required additions requested for the amended plan.

**Chair Pagano made a motion to table the Site Plan application for 3 St. John Street to the February 10, 2022 Planning Board meeting at 7:00pm. Motion seconded by Member Rogers. All in favor. Motion approved.**

Chair Pagano advised that the next Planning Board meeting will be held on February 10, 2022 at 7:00pm.

**Chair Pagano made a motion to adjourn the January 13, 2022 Planning Board meeting at 7:39pm. Motion seconded by Co-Chair Pearson. All in favor. Meeting adjourned.**

Submitted by,

LARA HART, Secretary  
Village of Red Hook Planning Board