

**VILLAGE OF RED HOOK  
PLANNING BOARD MEETING  
May 9, 2019**

Present: Chair Beth Pagano, Co-Chair David Pearson, Member Ray Towle, Member Don Hanson & Member Steve Zacharzuk

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Chair Pagano opened the May 9, 2019 Planning Board meeting at 7:00pm with the Pledge of Allegiance.

***Chair Pagano made a motion to approve the Planning Board minutes dated April 11, 2019. Motion seconded by Member Towle. All in favor.***

**#1. Mid-Hudson Valley Fd. Cr. Union    7468-7476 South Broadway    Preliminary Discussion  
Property Owner: KDK Realty  
Tax Grid #6272-10-433677**

**Present: Mark Graminski, P.E., & L.S. (representing the Mid-Hudson Valley Fd. Cr. Union)**

Mr. Graminski advised that the Mid-Hudson Valley Federal Credit Union is proposing to purchase Firehouse Plaza from the current owners, KDK Realty, and said there is a Federal Law that prohibits a Bank from owning any other real estate other than where their building is located and where they reside. Mr. Graminski gave the Board a copy of the 1990 Site Plan that was approved for Firehouse Plaza. Chair Pagano asked if this was 2 lots. Mr. Graminski said yes. Mr. Graminski advised that what this proposal is going to do is as follows: the lot furthest to the south will remain unchanged and the lot to the north where the bank resides will be subdivided into 2 parcels and the Bank will take possession of the 2 buildings defined as Lot #1 (in proposed plans submitted); and lot #2 is created for the commercial building that is located in the rear of the lot.

Mr. Graminski said he included it in this application, although non-subdivision, because there are shared easements for parking, ingress & egress, water & sewer, so associated with this application he will prepare overlay drawings showing reciprocal easements will be maintained. Mr. Graminski advised that KDK Realty has already granted easements to the Village for the new sewer connections, so there is now already a public water supply to the Village; but it is a shared septic system by the 3 buildings. Mr. Graminski advised he will submit a detailed survey showing accurate dimensions on the buildings, offsets to the property lines, parking spaces; and any utilities that are evident on the surface, and water/sewer hook-ups for the properties.

Mr. Graminski advised that he met with the ZBA because there is a section of Village Code that refers to any drive-through on the building having 1.5 acres, so lot #1 & lot 2 is 1.1 acres, so although it is pre-existing non-conforming it was in existence prior to 1990 site plan approval, so application was made to the ZBA for an area variance to create Lot #1 of a parcel size of .479 acres.

Mr. Graminski said tonight is just a discussion to familiarize the Board with this project and the application for an area variance.

Member Pearson asked again about the Federal Law. Mr. Graminski said he will provide a copy of that Section of the Law to the Board at the next meeting. Mr. Graminski said the bank will have a period of 6 years to sell the real estate. Member Pearson asked if they were buying both properties. Mr. Graminski said they were buying everything. Member Pagano asked why they would buy Lot #1. Mr. Graminski said because it is all tied together and reciprocal easement are held for ingress, egress & parking. Mr. Graminski said he will have everything drawn out to show all utilities, specifically, water & sewer.

Mr. Graminski advised that the Bank has retained Warren Replansky, Esq., for the project, and that Mr. Replansky will be present at future meetings.

Member Pagano asked about parking. Mr. Graminski advised he had to make sure there was adequate frontage and did not want to change the parcel to the south, so he pulled frontage on the east and advised that parking is shared. Member Zacharzuk asked if the Bank will have enough parking. Mark advised all parking is shared across the lot and that the easements go with the properties.

Mr. Graminski asked the Board if they would like him to go to the ZBA first. Member Pagano said she feels yes, and that they will only require that they have the variance approval.

Member Towle asked how many parking spaces the bank would require per Code. Mark said he did not check Village Code. Discussions were had as to parking and required spaces and use of the Municipal parking. Member Zacharzuk asked if there would be an easement where the Natural Food Store is located to allow for vehicles to exit through their property, and could the Natural Food Store build a wall. Mr. Graminski said yes they could build a wall, but there is legal access between the properties and it is already set up that way now.

