

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
August 8, 2019**

Present: Chair Beth Pagano, Co-Chair David Pearson, Member Ray Towle and Member Steve Zacharzuk

Absent: Member Don Hanson

Chair Pagano opened the August 8, 2019 Planning Board meeting at 7:00pm with the Pledge of Allegiance.

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

Agenda Item #1

Bret Malone
Backwoods Trading Company
Property Owner: Baright Realty
Tax Parcel ID#6272-10-444720

Business Owner Bret Malone was present and showed the Board a final picture of his proposed signage and advised that it was made out of white-pine, all letters are hand cut to give a 3-D look, double sided, using existing pole, eyelets to fit current bracket with no lighting. Chair Pagano asked for the size. Mr. Malone indicated approximately 3 sq. ft.

Chair Pagano advised that the signage must be at least 8 feet from the ground. Mr. Malone said it was 8 feet. No further comments from the Board.

Chair Pagano made a motion to approve the proposed hanging sign for property located at 7 East Market Street, listed as Tax Grid #6272-10-444720, as depicted in 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. Motion Seconded by Member Zacharzuk. All in favor.

Member Zacharzuk asked about the wooden bear they currently have outside on the sidewalk. Mr. Malone indicated that the bear will be removed within 2 weeks. Mr. Malone felt the bear was good for the Village on social media as it brings in a lot of people for pictures. The Board felt that the bear was blocking the sidewalk. Member Towle said that bear sits out too far and is concerned about having space for pedestrians. Mr. Malone asked if he could move the bear

Agenda Item #4

Mid-Hudson Valley Federal Credit Union
7468-7476 South Broadway
Tax Grid #6272-10-433677

Mark Graminski, P.E., L.S., present and representing applicant.

Mr. Graminski submitted updated survey plans dated August 8, 2019, but advised the Board that due to power outages he was unable to provide the Board with his drawings showing utilities locations.

Mr. Graminski said he will start with the base print and advised that the ZBA granted an area variance with conditions which were related to a traffic study that was requested, and based on that report and data the ZBA was able to set guidelines for a maximum number of vehicles per day.

Mr. Graminski did advise that Mid-Hudson Valley Federal Credit Union now owns the property and is now applicant/owner.

Mr. Graminski advised that he took information from the Village sewer plans and imposed that information on the plans for both existing and proposed, but was unable to provide to the Board this evening. Mr. Graminski said he has been in touch with the water operator for the Village and they will delineate where the water lines on the property are.

Victoria Polidoro, Esq., Attorney for Village of Red Hook Planning Board arrived for meeting.

Mr. Graminski showed where the septic is located on the plans and said by next meeting he will be able to provide plans to show where the existing location of water services are located for each building. Mr. Graminski said he will discuss this with Ron Miller at the Health Department – to see whether they need to run new water services for each one of the buildings, or if they can pass through other properties; and if they will need a transportation corporation. Mr. Graminski said when you go to PN9 those sewer easements are going to cross multiple properties, so it will have to be worked out with the Health Department. Chair Pagano asked where the water comes into both existing properties. Mr. Graminski showed the curb stops.

Attorney Polidoro asked if plans were submitted to the Board of Health. Secretary Hart advised no – waiting on amended plans from Mr. Graminski.

Mr. Graminski showed on the plans how the sewer system crosses all over. Attorney Polidoro asked if that was where the existing sanitary is. Mr. Graminski said no the proposed sanitary. Attorney Polidoro asked if the proposed basically is following the existing. Co-Chair Pearson and Mr. Graminski advised no. Mr. Graminski showed existing and proposed on the plans. Attorney Polidoro said she thought they were trying to keep the tanks in the same place. Mr. Graminski said yes tanks will be in same place. Attorney Polidoro advised, for now, because the sewer project has not happened...is everything for each contained on the right lots.? Mr. Graminski said yes.

Mr. Graminski said the subdivision remains as is with no change but he has two sheets with existing and proposed and will get to Secretary Hart next week to send to the Health Department.

Mr. Graminski advised with this property, the easements for the Village were already executed. Attorney Polidoro asked that those easements be shown on the subdivision plat. Mr. Graminski said they will be.

Attorney Polidoro advised that the applicant should submit a copy of the deed that they are now the owners.

Attorney Polidoro made a suggestion that the ZBA made a restriction on the use of the drive-thru so that should be incorporated as a map note on the Subdivision plat. Attorney Polidoro advised the Board it was a "restrictive covenant".

Mr. Graminski said he will speak with DOH about how to handle water services.

The issue of Site plan was discussed. Mr. Graminski said he can prepare a separate sheet for each one of the lots. Mr. Graminski said he can submit them after the map is filed. Chair Pagano said this can be a condition of approval. Attorney Polidoro suggested a condition on the subdivision that "no building permit be issued for any of the lots until applicant submits a site plan for each lot". Attorney Polidoro said they will set forth conditions in a Resolution.

Member Zacharzuk asked about parking. Attorney Polidoro said they will have to file a condition of the approval of cross easements which allows patrons from each lot to use the access right, as well as shared parking and to say no changes in case someone wants to develop. Mr. Graminski said if there is a change they would have to come in for site plan approval and be in agreement with the other owners.

Attorney Polidoro asked Mr. Graminski if he should document what the existing parking uses are because in order to allow a change in use you will need to figure out if there will be an increase in parking needs. Mr. Graminski indicated that businesses change all the time. Attorney Polidoro said Mr. Graminski could just give the parking numbers as ... blank square feet of service or retail. Mr. Graminski said those spaces exist so that's what exists for the uses there now. Attorney Polidoro said they are not changing it but just adding it to the table. Chair Pagano said this will make it clear for the files on each individual property and makes it clear for when the bank sells the other parcels so they cannot have a more intensive use than what is already there. Member Zacharzuk asked what if they decide to develop? Attorney Polidoro said they will have restrictions that parking has to be shared and to maintain a number of spaces. Member Zacharzuk asked about site plan and parking. Attorney Polidoro said with a site plan the Board would discuss landscaping, car charging, bicycle parking. Member Zacharzuk said he would like to discuss vehicle charging station. Chair Pagano said she feels it does make sense to do a site plan.

Chair Pagano made a motion to open the Public Hearing at 7:45pm for the minor subdivision for the Mid- Hudson Valley Federal Credit Union listed under tax parcel ID #6272-10-433677 located at 7468-7476 South Broadway. Motion seconded by Member Pearson. All in favor.

Chair Pagano asked for any other comment. Chair Pagano advised that no persons were present with comment and no responses received via mail to the Building Department.

Mr. Graminski said his application is not complete and he will meet with Ron Miller first, and then will submit to Secretary Hart for submission to the Board of Health.

Chair Pagano made a motion to table the public hearing for the minor subdivision for the Mid- Hudson Valley Federal Credit Union listed under tax parcel ID #6272-10-433677 to September 12, 2019 at 7:00pm. Motion seconded by Member Towle. All in favor.

Chair Pagano asked if submission will be in 3 sheets. Mr. Graminski said yes.

Attorney Polidoro advised the Board that General Code maintains the Village Zoning so Members can go online to review ethics law, Village Law, Zoning Law, and referenced the link (which was sent to all Members by Secretary Hart) and advised that they can print from that.

Chair Pagano made a motion to close the August 8, 2019 meeting of the Planning Board at 7:55pm. Motion seconded by Member Pearson. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board