



Member Rogers said that is one contingency ok and if we vote we vote based upon them getting Board of Health approval and if there is more than one he proposes we adjourn and come back when applicant is absolutely ready and felt this Board already agreed to hold this special meeting, and asked if applicant if not ready the Board can revisit at a regular meeting.

Attorney Polidoro said the way the Resolution is prepared is they cannot start construction until they receive Board of Health approval, and the Chair will not sign the Plans until Board of Health approval is received. Members Rogers said ok.

Mr. Pulver said going back to the list of corrections from previous meeting:

parking count was updated

20 bike racks

street line trees will remain but one damaged tree at southwest corner of building will be removed (shown on plans as a dash -)

plans show marked out parking spots - 9x18 feet

the turn-around at parking spot 12 is added

fence at AC enclosure added

moved entry sign slightly south

curb stops added

lighting will be on a timer

Co-Chair Pearson asked to go over parking spot calculation. Mr. Pulver indicated per Zoning Section 200-33-(14) ...one parking space for every 5 seats, occupied at maximum capacity in the assembly hall, stadium or gymnasium of greatest capacity on the school grounds or campus. If the school has no assembly hall, auditorium, stadium or gymnasium, one parking space shall be provided for each person regularly employed at such school, plus two additional spaces for each classroom – which became 8 full time spots plus 20 people divided by 5 = 4.

Co-Chair Pearson asked if any comments from the Board. No comment.

Co-Chair Pearson asked to close the public hearing. Attorney Lessig said the public hearing was closed last meeting. Secretary Hart advised she did not have that in her minutes. Board decided to close the public hearing again on record.

**Co-Chair Pearson made a motion to close the public hearing for Site Plan Application for property located at 7392 South Broadway listed under Tax Parcel ID 6272-10-324546. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

Secretary Hart noted no persons were in attendance for the public hearing.

Attorney Lessig advised Resolution was prepared and listed plan pages as submitted (A-000.04; A-006.06; DM-100.00; DM-101.00; DM-102.00; A-100.00; A-101.00; A-102.00; A-200.00 & A-201.00). Attorney Lessig asked Mr. Pulver to confirm pages. Pages confirmed.

**VILLAGE OF RED HOOK  
PLANNING BOARD**

A meeting of the Village of Red Hook Planning Board was convened in public session at the Village Hall, 7467 South Broadway, Red Hook, New York on May 31, 2022. The meeting was called to order by \_\_\_\_\_.

Moved by:

Seconded by:

**RESOLUTION TO GRANT SITE PLAN APPROVAL**

**Bard College OSUN Center for Human Rights and the Arts**

WHEREAS, the applicant, Bard College, has submitted an application for site plan and sign approval to establish an educational studio and office use on a 1.27-acre property located at 7392 South Broadway, Red Hook, tax parcel number 6272-10-324546 (the “Property”), in the Neighborhood Mixed-Use Zoning District (the “Project”); and

WHEREAS, pursuant to Section 200-12B(3)(l) and (p), professional offices and studies for training and art, music and dance are permitted uses in the NMU District subject to site plan approval; and

WHEREAS, the Project is depicted on a site plan set entitled “Bard College, 7392 S Broadway” prepared by Murray Engineer, Interior Design, Architecture + Construction, PLLC and Charles G. Michael Engineering, P.C., dated May 26, 2022 Sheets A-000.04, A-000.06, .DM-100.00, DM-101.00, DM-102.00, A-100.00, A-101.00, A-102.00, A-200.00, A-201.00 (collectively, the “Site Plan Set”); and

WHEREAS, the applicant previously included plans for Phase II of the Project in the application, but has withdrawn Phase II from the current application; and

WHEREAS, pursuant to 6 NYCRR § 617.5(c)(9), construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, is a Type II action under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to 6 NYCRR § 617.5(c)(18), the reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance is a Type II action under SEQRA; and

WHEREAS, on April 19, 2022, the Planning Board classified the Project as a Type II action under SEQRA; and

WHEREAS, the Project was referred to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law, which responded on May 9, 2022, that it was a matter of local concern; and

WHEREAS, a duly noticed public hearing was held on May 12, 2022, during which all those who wished to speak were heard.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the Site Plan Set, including the proposed monument sign, and authorizes the Chair or her authorized designee to sign the Site Plan Set after compliance with the following conditions:**

- 1. Payment of all fees and escrow.**
- 2. Approval from the Dutchess County Department of Behavioral and Community Health for the methods of water supply and sewage disposal.**

**BE IT FURTHER RESOLVED, that before the Building Inspector may issue a Certificate of Occupancy for the improvements shown on the Site Plan Set, the applicant shall provide a .pdf of the signed Site Plan Set to the Planning Board Secretary for her files.**

**Beth Pagano, Chair**            \_\_\_\_\_  
**Don Hanson**                    \_\_\_\_\_  
**David Pearson**                \_\_\_\_\_  
**Jim Rogers**                      \_\_\_\_\_  
**Steven Zacharuk**             \_\_\_\_\_

---

**David Pearson, Planning Board Co-Chairperson**

**VOICE VOTE            Aye-    Absent-    Nay-            Motion Carried/Denied**

Co-Chair Pearson read aloud from NOW THEREFORE....

Co-Chair Pearson made a motion to accept and approve the **RESOLUTION TO GRANT SITE PLAN APPROVAL** as prepared by Attorney Andrew Lessig.

**VOICE VOTE**  
**Co-Chair Pearson – Aye**  
**Member Zacharuk – Aye**  
**Member Rogers – Aye**

**All in favor. Motion Carried.**

**Co-Chair Pearson announced Resolution has been passed.**

**Co-Chair Pearson made a motion to adjourn the May 31, 2022 Planning Board meeting at 7:16pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

Submitted by,

LARA HART, Secretary  
Village of Red Hook Planning Board