

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
March 10, 2022**

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

Absent: Member Don Hanson

Chair Pagano opened the March 10, 2022 Planning Board meeting at 7:00pm with the Pledge of Allegiance.

Chair Pagano asked all to take a moment of silence for all the family, military and lives lost in Ukraine.

Chair Pagano made a motion to approve the Planning Board minutes dated January 13, 2022. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

#1. Timely Signs	7385 South Broadway	Signage
Owner: Red Hook Partnership, LLC		
Tenant: Albany Med (ENT)		
Tax Parcel ID #6272-10-292549		

Tyson McCasland from Timely Signs was present.

Chair Pagano said they will do the building façade signage first and advised that since the building was more than 50 feet from the street the façade signage is permitted and that the proposed signage was 15 square feet which is allowed per Zoning, which allows up to 24 square feet. Chair Pagano asked if there was any lighting. Mr. McCasland advised no lighting. Chair Pagano asked if the Board if motions for signage should be separate. Secretary Hart said she prepared the motion to include both. Board agreed to do both together.

Chair Pagano said the freestanding signage was replacing the existing sign. Mr. McCasland said correct and that the new sign is the exact same size as the existing structure. Chair Pagano asked if using existing poles. Mr. McCasland said everything will be as existing except they are refacing. Chair Pagano advised previous signage was approved back in 1996.

Chair Pagano asked about the 36 inches from the bottom and applicant was advised to make sure they can meet that allowable space. Landscaping was discussed to accommodate that.

Chair Pagano asked the Board if they would like to approve the signage first. Board agreed.

SIGNAGE:

Chair Pagano advised that the freestanding signage was approximately 2x3 = 6 square feet. Applicant advised using existing structure and sign was two sided and would be using the existing lighting but was unsure what material the wood was.

Chair Pagano made a motion to approve the proposed freestanding sign for property located at 46 West Market Street listed as Tax Grid #6272-10-378736, as depicted in submitted proposal. Signage shall not exceed the square footage as provided by the Code of the Village of Red Hook, and signage 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 conditions:

- 1. That signage meets all building Code requirements**
- 2. 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.**

Member Zacharzuk asked if the lighting was upward or downward pointing. Applicant advised fixture went up but was downward pointing.

Motion seconded by Member Zacharzuk. All in favor. Motion approved.

SITE PLAN:

Chair Pagano advised that with Site Plans the Board usually will get details on interior space and layout and location of the bathroom, etc. Ms. French said she can amend and add that and asked if it can be hand drawn in. Chair Pagano said yes.

Chair Pagano asked about parking. Applicant advised there were 8 spots. It was determined that only one employee and there was street parking and municipal lot parking available, therefore adequate parking.

Member Pearson asked about the second floor. Applicant advised there was an apartment above and that she only the tenant below.

Chair Pagano said the Board will need to classify the action to determine if SEQR review needed. Chair Pagano said with it going from a restaurant to retail it is less usage and felt it could be classified as a Type II Action with no further environmental review. The Board agreed.

Chair Pagano made a motion to classify the Site Plan application for 46 West Market Street as a TYPE II Action requiring no further environmental review. Motion seconded by Member Pearson. All in favor. Motion approved.

Chair Pagano made a motion to table the application of 46 West Market Street to April 14, 2022 pending receipt of the amended Site Plan. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

#4. BARD

7392 South Broadway

Site Plan

Tax Parcel ID #6272-10-324546

Present: Joshua Pulver, Architect of record; Ziad Jamaledinne, Architect, Polina Malikin, Programming Producer – Bard Center for Human Rights and Arts, Michael Clayton, Bard Director of Building & Grounds and Chris LiPuma, Bard Facility Manager.

Mr. Pulver said he was present this evening to figure out the process, procedure and talk about the proposed project at 7392 South Broadway. Mr. Pulver said they are here to start with Phase I in order to get the building up and running as a classroom and offices by the Fall.

Mr. Pulver indicated they would be fixing the roof to get rid of asbestos.

Chair Pagano said they need to introduce the project in whole so the Board can get a path going forward of what is being approved now and that it can lead into what comes next.

Mr. Pulver turned over the conversation to Polina Malikin. Ms. Malikin advised she was an artist, teacher and lives in the Village. Ms. Malikin gave a brief description of the future plans for the site.

Ziad Jamaledinne, Architect, spoke on the proposed plan and site being in a walkable community and submitted a colored rendering of the proposed “OSUN Center for Human Rights and the Arts at Bard”.

Mr. Pulver asked about parking and existing non-conforming because they will be expanding past the 40% allowable foot space and if it needed to be referred to Zoning.

Mr. Pulver said the basic scope of the site plan would not have any signs or lights and using existing parking, adding two handicap parking spots. Chair Pagano asked if there would be signs and lights by September. Mr. Pulver said at this time they are not proposing any but may at a later date. Chair Pagano said if proposing the Board would need cut sheets and a signage plan and as far as parking the Board will need to think about Phase II because parking would have to accommodate Phase II. Mr. Pulver said yes but asked if the Board would want a parking study or to be done by calculation of the use (art gallery/auditorium). Chair Pagano said parking will need to be figured out.

Chair Pagano said proposed bike racks were a good thing and that EV charging stations were required if 40 or more parking spaces. Member Zacharzuk said he would think Bard would want EV charging station in there.

Parking was discussed and how to calculate parking depending on how this Board looks at the use.

Chair Pagano advised that the Board would need to request escrow and retain the services of Village Planning Attorney, Victoria Polidoro. The Board requested escrow in the amount of \$1500.00.

Chair Pagano asked about the basement floor plans. Phase I and Phase II were discussed. Chair Pagano said for Phase I parking needs to be worked out as well as including the lighting cut sheets with lumens on the site plan. Chair Pagano asked when this opens in September if it would be just the studio space downstairs and the offices upstairs. Mr. Pulver said yes. Chair Pagano said the Board will need to see what agreements would need to be drafted for shared parking with UBS. Chair Pagano said a public hearing will need to be held.

Chair Pagano made a motion to request escrow for the Site Plan application for 7392 South Broadway in the amount of \$1500.00. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Chair Pagano said Village Attorney will be at the next meeting and that possibly Clark Kimble, as Zoning Enforcement Officer, could work out the parking and guide the Board with parking.

Mr. Pulver asked if any of the new Zoning amendments effect this Site Plan and advised that with use of the existing septic the load will be less.

Chair Pagano advised that a Referral will be submitted to the Dutchess County Department of Planning and Development. Secretary Hart advised she may hold off on sending until the amended Site Plan is submitted.

Mr. Pulver asked about SEQR. Chair Pagano said that will be determined at the next meeting.

Chair Pagano made a motion to table the Site Plan application for 7392 South Broadway to April 14, 2022. Motion seconded by Member Pearson. All in favor. Motion approved.

**#5. Syed Yasin
Tax Parcel ID #6272-10-436749**

3 St. John Street

**Site Plan
Continuation**

Chair Pagano made a motion to table the Site Plan application for 3 St. John Street to the April 14, 2022 Planning Board meeting at 7:00pm. Motion seconded by Member Rogers. All in favor. Motion approved.

Chair Pagano made a motion to adjourn the March 10, 2022 Planning Board meeting at 8:09pm. Motion seconded by Co-Chair Pearson. All in favor. Meeting adjourned.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board