





Freestanding signage proposal was discussed. Applicants were advised that per Zoning Section 200-38-(b) – no freestanding signage larger than 8 square feet shall have less than 3 feet of open space at the bottom extending its entire length. Mr. Pulver advised signage was 13 square feet and they would provide the open space at the bottom.

Co-Chair Pearson asked about signage lighting and if it would be shining downward. Mr. Pulver said yes.

Attorney Polidoro spoke to Mr. Pulver and advised there would be issues, specifically the driveway, which would need to be addressed for Phase II; and a few things with current Phase I:

1. Site Plan needs Zoning Table – to show required parking per Village Zoning, setbacks, etc.
2. Owner Certification
3. Planning Board Signature Block
4. Location of Sewer Easement
5. Location of Water Connection
6. Site Plan to show any other easements that Board should be aware of

Co-Chair Pearson advised Attorney Polidoro prepared a Resolution for the Board to classify the Action as a Type II Action.

### **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 April 19, 2022. The meeting was called to order by Co-Chairperson David Pearson.

Moved by:

Seconded by:

### **RESOLUTION CLASSIFYING THE ACTION**

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

WHEREAS, the applicant, Bard College, has submitted an application for site plan 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 entitled “Phase 1, Bard College, 7392 S Broadway” prepared by Murray Engineering PC, dated February 10, 2022, Sheets A-000.01, .03,

.04, .05, .06, DM-100, DM101, DM 102, A-100.P1, A101.P2, A102.P3, A-300 and “Phase II, Bard College, 7392 S Broadway” prepared by Murray Engineering PC, dated February 10, 2022, Sheets A-000.01, .03, .04, DM-100, DM101, DM 102, A-100, A-101.00, A-102, A-200, A201.00, A-300.00, A301.00, A-302.00, A-400.00, A-401.00 and Concept Narrative prepared by L.E.FT Architects (collectively, the “Site Plan Set”); and

WHEREAS, in accordance with the State Environmental Quality Review Act (“SEQRA”), said Board is required to determine the classification of the proposed Project; 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 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, the Project is located within 500 feet of US Route 9, also known as Albany Post Road; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a state highway must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby:**

- 1. Classifies the Project as a Type II action under SEQRA.**
- 2. Directs its secretary to refer the Site Plan Set to the Dutchess County Department of Behavioral and Community Health.**
- 3. Directs its secretary to refer the Site Plan Set to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**

**Beth Pagano, Chair** \_\_\_\_\_  
**Don Hanson** \_\_\_\_\_  
**David Pearson, Co-Chair** \_\_\_\_\_  
**Jim Rogers** \_\_\_\_\_  
**Steven Zacharzuk** \_\_\_\_\_

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

Secretary Hart asked if all documents should be sent to the Board of Health. Attorney Polidoro said yes.

Attorney Polidoro advised Mr. Pulver to review the new sewer and reach out to the Village Engineer and that the Village is paying now to put in large tanks and advised to inquire about putting in the right size tank now for any future plans.

Mr. Pulver asked about the changing of use. Attorney Polidoro read memo from Clark Kimble, Code Enforcement Officer, regarding application and site plan dated February 25, 2022 which indicated that prior retail use has been vacant for over 6 months but proposed new uses were allowed in the NMU District. Attorney Polidoro advised Mr. Pulver they were here now to authorize that change in use, which is connected to the lighting, parking, etc.

Mr. Pulver asked if Board would require a parking analysis. Attorney Polidoro advised Mr. Pulver that it is on them to advise this Board how the building is being dedicated in its use and how they would calculate parking. Mr. Pulver indicated this was an existing nonconforming use and believed that they would be allowed 30% of that. Attorney Polidoro asked what the existing nonconforming use was; Mr. Pulver said nothing now but with the new C/O it would be for the upper level because they will be increasing the amount of square footage and asked if this would trigger ZBA approval.

**Co-Chair Pearson made a motion to set a public hearing for the Site Plan Application of 7392 South Broadway listed under Tax Parcel ID 6272-10-324546 to May 12, 2022 at 7:00pm. Motion seconded by member Zacharzuk. All in favor. Motion approved.**

**Co-Chair Pearson made a motion to accept the Resolution classifying Action as a Type II Action. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

Attorney Polidoro asked if applicant or Lara would notice the public hearing. Secretary Hart advised she will prepare Notice of Hearing and notice it.

**Co-Chair Pearson made a motion to table the Site Plan application for 7392 South Broadway to May 12, 2022. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

**Co-Chair Pearson made a motion to adjourn the April 19, 2022 Planning Board meeting at 6:03pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

Submitted by,

LARA HART, Secretary  
Village of Red Hook Planning Board