

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
May 12, 2022**

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

Present: Village Planning Board Attorney, Andrew Lessig

Absent: Chair Beth Pagano and Member Don Hanson

Co-Chair Pearson opened the May 12, 2022 Planning Board meeting at 7:00pm with the Pledge of Allegiance.

Roll call done. Co Chair David Pearson; Member Steve Zacharzuk & Member Jim Rogers all present. There is a quorum for this evening's meeting.

Co-Chair Pearson made a motion to approve the Planning Board minutes dated April 19, 2022. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

#1. Syed Yasin 3 St. John St. Site Plan Continuation
Tax Parcel ID: 6272-10-436749

Co-Chair Pearson advised that applicant was not present and has not submitted amended Site Plan as requested from Board.

Co-Chair Pearson made a motion to table the application to the June 9, 2022 Planning Board Meeting. Motion seconded by member Zacharzuk. All in favor. Motion approved.

#3. BARD 7392 South Broadway Site Plan Continuation
Tax Parcel ID #6272-10-324546

Present: Joshua Pulver, Architect of record; Ziad Jamaledinne, Architect

Co-Chair Pearson advised this was a continuation of site plan review.

Co-Chair Pearson advised that the referral was submitted to the Dutchess County Department of Planning and Development and a response was received dated May 9, 2022 that "it is a matter of local concern".

Co-Chair Pearson advised that the plans were submitted, by Secretary Hart, to the Dutchess County Board of Health for their records.

Andrew Lessig asked applicant to give their presentation.

Co-Chair Pearson advised that applicants were present on April 19, 2022 and Attorney Polidoro asked that they submit an amended Site Plan to show the following:

1. Zoning table to show parking, setbacks
2. Owner Certification
3. Planning Board signature block
4. Location of water connection
5. Other easements (sewer & septic)

Amended plans were received and forward to all Board members on May 2, 2022 (hard copies submitted and given to all Members this evening).

Mr. Pulver presented with the amended plans that were submitted on May 2, 2022 and went over the changes to the Plans that were requested at the April 19th meeting to include water line location, existing septic, correction of the driveway due to a pedestrian easement; signature blocks and zoning table. Mr. Pulver spoke on the signage proposal and advised it was amended to now be 36 inches off the ground.

Septic:

Mr. Pulver advised that they have been back and forth with Dutchess County Department of Health and Rod Morrison, with LRC, their Engineer, and the issue is that they are essentially following a path to increase the capacity in conjunction with CT Male and what is shown (directing to the plans) is almost insignificant because of the pursuit correction of the November work, so the tank will be augmented with another tank for the flow rate out of it, so they still don't know what they get from the Dutchess County Department of Health to approve it.

Co-Chair Pearson asked if they were going to add a tank vs. changing it out. Mr. Pulver said he can't speak to that but basically the flow rate calculated by CT Male is 100 gallons per day, which would be more like 600 gallons per day, so the capacity of this tank is not capable and that he is sure this Board will want to know capability of this as a whole to work for approval.

Co-Chair Pearson spoke on them opening before the sewer is ready so feels that Ron Miller will probably want LRC to prove that the ground is going to work for what they are proposing now which is around 8 people. Josh said yes 8 people plus a classroom, and they will be digging this week. Co-Chair Pearson asked if Rod will be present, Mr. Pulver said yes.

Member Rogers said given that Phase I is a much more limited use he asked how long that was going to last. Mr. Pulver said they are looking to be up and running by the Fall. Member Rogers said there will no events and everything you are doing is predicated on the fact that there will only be between 8-12 people there at all times. Mr. Pulver said no a maximum of 30.

Co-Chair Pearson asked if that was how parking was calculated, in that 8 people would get a spot and then 20 seats divided by 5 – and $8 + 4 = 12$ spaces. Mr. Pulver said yes and read from the zoning table on the plans for parking.

Co-Chair Pearson asked how 2 spaces would accommodate 20 people in classrooms and that his interpretation is that this is more like an assembly hall and that he feels 20 people divided by 5 seats comes out to 12. Mr. Pulver said he was fine with that math and Member Zacharzuk agreed with Co-Chair Pearson. Member Rogers said he would err on the side with more and feels there will be more activity than what is predicted. Member Zacharzuk said there is no street parking, and most will come by bus or walk or by bike.

Co-Chair Pearson spoke on the easement for the pedestrians for the back area and asked if that was a sidewalk now. Mr. Pulver said he believes it is a series of trees. Co-Chair Pearson said he has been on a sidewalk back there. Mr. Pulver said there is a sidewalk but does not know if it's on their property but the easements grow from 5 feet to 12 feet into a triangle. The change in the entrance was discussed. Co-Chair Pearson asked if that would require DOT approval. Mr. Pulver indicated there was a huge curb cut there. Co-Chair Pearson asked if they have contacted DOT. Mr. Pulver said they did not because the curb cut exists but will if this Board needs that. Co-Chair Pearson asked that the paved area won't be as wide as the curb cut. Mr. Pulver said correct and it's not now.

Co-Chair Pearson asked when they will be digging for the septic. Mr. Pulver said Tuesday.

Co-Chair Pearson asked about parking space #12 and asked if they could add a turn. Mr. Pulver said ok.

Bike racks were discussed. Mr. Pulver advised 20 bike racks will be added.

Street line trees were discussed. Mr. Pulver advised that there were 5-6 large trees there now which will remain. Board asked that the trees be added to the plans.

Board was asked for comment. No comments.

Attorney Lessig advised they have prepared a memo to the Board summarizing tonight's meeting.

Attorney Lessig indicated that right now we are down to Phase I and that Phase II is not a part of this application. Mr. Pulver said correct, and that Phase II was just a good faith of transparency of bringing that forward. Attorney Lessig said the site plan we are looking to

approve now is just what's in front of this Board now and hopes for a future for Phase II. Mr. Pulver said correct, and Victoria stated we cannot have 2 applications in at once.

Attorney Lessig spoke on lighting and that the Board needs to consider this, then spoke on the landscaping plans and that the trees are remaining. Mr. Jamaledinne indicated that there is one tree there that may need to be removed (that tree location was shown on the plan).

Co-Chair Pearson asked if the short lights were shining out 360. Ms. Jamaledinne indicated they are directional. Attorney Lessig recommended the Board consider applicant adding a timer to lighting when not in use. Co-Chair Pearson asked about them getting hit by a car and they might want something to stop that from happening and asked about curb stops. Mr. Jamaledinne said they can add curb stops.

Attorney Lessig recommended dimensions of parking spaces to be added to the plan.

Attorney Lessig confirmed screening around the A/C Units by space 12. Mr. Jamaledinne said yes. Attorney Lessig said that should be indicated on the plans.

Attorney Lessig spoke on the signage being 36 inches off the ground and asked about its location and a traffic concern. It was agreed that the sign would be moved 1-2 feet down to the south and in line with the north line of the building. Member Zacharzuk said this will help with the sight line of people pulling out of the driveway.

Member Zacharzuk asked about parking space #1 and if we want the light to the north and his concerns of it being hit. Co-Chair Pearson asked if curbing could be added along the driveway. Mr. Jamaledinne said they need to think about Phase II and additional parking. Co-Chair Pearson said maybe instead of a curb add some rocks. Mr. Pulver said they will look at it and come up with a solution.

Co-Chair Pearson made a motion to open the public hearing for the Site Plan Application of 7392 South Broadway listed under Tax Parcel ID 6272-10-324546 at 7:31pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

No persons were present.

Attorney Lessig said it was up to the Board whether they want to continue the public hearing or approve the site plan.

Co-Chair Pearson felt we could approve the site plan with conditions. Member Rogers agreed. Member Zacharzuk said they are looking at just the septic but agreed to approving tonight.

Attorney Lessig said he can amend the Resolution to add the changes from tonight's meeting. Attorney Lessig read the Resolution aloud.

The wording of "phase I" on the plans was discussed. It was agreed that Phase I would be removed. Mr. Pulver said he would be the one signing the plans.

Member Rogers said since there was so much covered this evening, we should have the applicant amend the plans and return next month.

The Board agreed to hold a special meeting so applicant can amend plans for submission and an amended Resolution can be prepared.

Attorney Lessig advised that a notice of the special meeting will need to be published.

Member Zacharzuk asked if they could note on the plans where the 2 benches will be located. Mr. Pulver said yes.

Co-Chair Pearson made a motion to table the Site Plan application for 7392 South Broadway to a Special Meeting which will be held on May 26, 2022 at 7:00pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Co-Chair Pearson made a motion to adjourn the May 12, 2022 Planning Board meeting at 7:50pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board