



Applicant was given the building permit application for signature.

**Motion seconded by Member Pearson. All in favor. Motion approved.**

**#3. Jason Tabor - (Tabor's Hobby Shop)      7508 North Broadway      Signage Application**  
**Owner: Baright Realty**  
**Tax Parcel ID 6272-10-446726**

Applicant was present.

Chair Pagano advised applicant was moving into former Kimlin location and proposed signage is 15 x 32 which is within allowable square footage, hung with existing bracket and no lighting.

Chair Pagano asked for any comment. Member Pearson confirmed location.

**Chair Pagano hereby makes a motion to approve the proposed hanging sign for property located at 7508 North Broadway, listed as Tax Grid #6272-10-446726 as depicted in their 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. Applicant is required to sign and submit required building permit prior to hanging signage. There is no fee for this building permit.**

Applicant was given application for signature.

**Motion seconded by Member Pearson. All in favor. Motion approved.**

**#4. Kuen Cheng & Chau Ping Chan      31-35 West Market Street      Site Plan Application**  
**Tax Parcel ID 6272-10-408743**

Present: Billy Cole, Contractor  
Dan Wheeler, architect  
Kuen Cheng, property owner

Mr. Wheeler advised this was renovation project, which is a 3-story brick structure with the 1<sup>st</sup> floor being 2 commercial space occupancies and 2<sup>nd</sup> and 3<sup>rd</sup> being previously commercial space and being renovated to each floor having a total of 6 bedrooms. Mr. Wheeler said it is a simple renovation with minor changes which already has a fire escape, and which has been previously renovations from basement to attic area. Mr. Wheeler said they are adding partitions which they have already reviewed with the Building Inspector and no change to exterior of building or parking.

Chair Pagano said this is a permitted use under the revised Code Section 5. Subsection B of Section 200-5 of the Zoning Law – Apartment – a dwelling located on a second or third floor of a commercial or mixed-use building in the General Business District. Chair Pagano said the plans show that the apartments have housekeeping facilities for one family including independent cooking, bathroom and sleeping facilities with a minimum of 500 (or 600) square feet of habitable floor area.

Mr. Wheeler advised that there is a table that lists the square footages. Chair Pagano said there are no tables. **Mr. Wheeler looked at the plans and realized they were printed incorrectly and will revise that.**

Chair Pagano said there needs to be a zoning table with square footage and parking calculations. Chair Pagano asked the Board for comment.

Member Pearson asked about the 2<sup>nd</sup> and 3<sup>rd</sup> floors and asked if one bathroom was outside of the common space. Chair Pagano referred to Page C-4 showing a larger elevation plan. Chair Pagano asked about the brick fire walls. Mr. Wheeler said yes solid existing brick wall.

Chair Pagano asked if 3<sup>rd</sup> floor was smaller than 2<sup>nd</sup> floor. Mr. Cole indicated floors are the same.

Member Pearson asked which way the stairwell goes up. Entrance to the building was discussed. Mr. Cole said at the front door. Member Pearson asked if stairwell was always up on the right and then on the left after that. Mr. Cole said correct. **Mr. Wheeler said there is a landing up there. Mr. Cole said they will clarify that on the plans.**

Chair Pagano said you will need to comply with all Building Codes with our Code Enforcement Officer.

Mr. Cole said there are all separate electric panels and propane heat.

Chair Pagano advised this will require Board of Health approval. Mr. Wheeler spoke on the Board of Health re: install of the sewer systems and said the Board of Health will not approve and only upgrade a septic system for about 4 months and they said they feel they can use the septic and pump out periodically until the hook-up. Mr. Wheeler said they have talked with CT Male representatives but still an interesting concept considering we are trying to develop the core of the Village.

Member Pearson asked if there was any new flow count. Mr. Wheeler said they did with previous. Chair Pagano asked if they have worked with the Village on the size of the new system going in as the usage will be more now. Mr. Cole said he has met with them and waiting to talk with them. Secretary Hart asked if they have contacted Kathryn Serra from CT Male. Mr. Wheeler said no. Secretary Hart said she will provide a contact.

Member Zacharzuk said they are stating 6 apartments above commercial floor. Apartments were discussed and Mr. Cole said 3 bedrooms in each apartment. Mr. Wheeler said 2 apartments with 3 bedrooms each on each floor. Mr. Cole said 4 apartments – 3 bedrooms each.

Member Zacharzuk said with this amount of occupancy do they require an outside exit. Chair Pagano said Clark Kimble will address that and that will be a condition to comply with all Building Department issues and Clark will sign off on that. Member Zacharzuk said this was not on the plans. **Chair Pagano asked if the fire escapes can be on the plans.** Mr. Wheeler said it is on the north side of the building. **Member Pearson asked about the stairwell. Mr. Wheeler said it is on the back north wall. Member Pearson asked how the other apartment gets to the stairwell. Mr. Cole said they will discuss with Mr. Kimble for safety. Chair Pagan said that needs to be added to the plans. Mr. Wheeler said OK.**

Member Zacharzuk asked about parking. Mr. Cole said in the back. Chair Pagano said they need a parking plan to be added to the plans. Mr. Wheeler said the Board is asking for a site plan. Chair Pagano said yes.

**Chair Pagano asked about lighting. Mr. Wheeler pointed out lighting. Chair Pagano asked about exterior lighting. Mr. Wheeler said no exterior lighting was put on the plans. Chair Pagano asked that they be added to the plans. Mr. Wheeler asked if they want an ISO lumen diagram. Chair Pagano said the Board would like cut sheets to make sure lighting is not interfering with apartments. Mr. Cole said everything will be on motion detection. Mr. Wheeler said they will add sheets to the plans.**

Chair Pagano said once approval is granted a condition will be set that lighting can be revisited if there is an issue.

**Chair Pagano asked about plantings and according to Zoning we need a landscaping plan. Mr. Cole spoke on the new slab and planting on the side of the building and they will add that to the plans.**

Chair Pagano asked about new Zoning and EV charging stations. Nothing was noted.

Chair Pagano asked about lighting and air in a bedroom and advised this can be worked out with Mr. Kimble.

Chair Pagano asked the Board for any further comment. No comment.

Chair Pagano asked if a Referral was submitted to the County. Mr. Wheeler said Secretary Hart was waiting on another copy of the plans from him.

**Chair Pagano made a motion to classify the Action as a TYPE II Actions with no further environmental review. Motion seconded by Member Pearson. All in favor. Motion approved.**

Chair Pagano asked the Board how they felt about a public hearing. Member Zacharzuk said he feel we should hold a public hearing.

**Chair Pagano made a motion to schedule a public hearing for July 14, 2022 at 7:00pm. Secretary Hart will prepare the notice for publishing. Motion seconded by Member Pearson. All in favor. Motion approved.**

**Chair Pagano made a motion to table to Site Plan application for 31-35 West Market Street listed under Tax Parcel ID 6272-10-408743 to July 14, 2022 at 7:00pm. Motion seconded by Member Pearson. All in favor. Motion approved.**

**#5. Cookingham Farms, Inc.                      7598-7617 North Broadway                      Minor Subdivision  
Tax Parcel ID 6272-07-564993**

Present: Mark Graminski, P.E., L.S.  
Ted Cookingham, property owner

Mark Graminski provided the Board with a copy of upgrade plans with shaded areas.

Mr. Graminski said there are parcels located on both east and west side of Route 9 and if the Board recall a few years ago there was a subdivision and that tax parcel included both sides of Route 9 and so he took the opportunity to speak with Village Attorney, Victoria Polidoro, because there are no subdivision regulations in the Village of Red Hook, whether or not they would be able to split that property by application to the Town Assessor and Real property. Mr. Graminski said the Town Assessor and Real Property were ok with doing it, but Victoria felt it would be safer to request a subdivision. Mr. Graminski said this application is simply a minor subdivision that creates two separate parcels that are currently split by US Route 9. Mr. Graminski said you can see that there are multiple parcels with both the east and west site which are all shown on the plans but the only piece affected by this application are the 2 shades areas shown.

Chair Pagano asked if they are only dealing with these parcels because they are the only 2 parcels in the Village. Mr. Graminski said correct. Parcels were reviewed and discussed. Mr. Cookingham disclosed what was occurring and the agreement reached in splitting the land and using Route 9 as a natural divide. Mr. Graminski and Mr. Cookingham gave the Board a brief outline on all the parcels which are located in both the Town and Village.

Chair Pagano read aloud the Short Form SEQR Part I. The Board determined that this would be a TYPE II Action.

**Chair Pagano made a motion to declare the Minor Subdivision Application for Cookingham Farms, Inc., listed under Tax Parcel ID 6272-07-564993 as a TYPE II Action with no further environmental review. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

**Chair Pagano made a motion to waive a public hearing. Motion seconded by member Pearson. All in favor. Motion approved.**

Secretary Hart advised no referral is required for a subdivision.

**Chair Pagano made a motion to approve the minor subdivision of Cookingham Farms, LLC listed under Tax Parcel ID 6172-07-564993. Motion seconded by Member Pearson. All in favor. Motion approved.**

**Chair Pagano made a motion to adjourn the June 9, 2022 Planning Board meeting at 8:01pm. Motion seconded by Member Pearson. All in favor. Motion approved.**

Submitted by,

LARA HART, Secretary  
Village of Red Hook Planning Board