

Mr. Dupont said he did sketches and showed to Mr. Kimble who advised what is considered habitable space and Mr. Dupont explained to the Board what would be habitable space which is right to the allowable 600 square feet and Mr. Kimble was in agreement but asked for formalized plans showing dimensions. Mr. Dupont said he will show actual dimensions and calculations to show they do have 600 square feet.

Chair Pagano asked if the laundry room was not habitable space. Mr. Dupont said correct.

Co-Chair Pearson asked if he could show a list of what was not habitable space. Mr. Dupont said ½ bath; full bath; laundry room; utility closet under the stairs and the staircase.

Secretary Hart said Mr. Kimble will continue with fire inspections and be in and out of the structure.

Mr. Dupont said because they are in the general business they are providing a small 6x9 deck in the back. Mr. Dupont said this will be a very nice apartment for 1-2 people.

Mr. Dupont said he will be working with Mark Graminski on parking.

Mr. Dupont said they investigating the current septic capacity of the building.

Mr. Dupont said there is a parking agreement in place but did not have a copy on hand.

Mr. Dupont spoke on fire separation and what would be included and that they only need 1-hour separation.

Chair Pagano said the new entrances were very pretty and liked the mullioned windows which already exist.

Mr. Dupont advised of the proposed window seat on the second floor which is not considered habitable space.

Chair Pagano made a MOTION to declare the Site Plan for DLV Ventures, with property located at 7468 South Broadway, Red Hook, New York listed under Tax parcel ID #6272-10-435669 as an UNLISTED ACTION. Motion seconded by Member Hanson. All in favor.

Chair Pagano made a MOTION to approve the Village of Red Hook Planning Board as Lead Agency for the Site Plan for DLV Ventures, with property located at 7468 South Broadway, Red Hook, New York listed under Tax parcel ID #6272-10-435669, with no outside interested agencies involved. Motion seconded by Member Zacharzuk. All in favor.

Secretary Hart said she will forward the referral to the County of Dutchess Department of Planning and Development.

Chair Pagano said this Board will await comments from the County.

Chair Pagano asked the Board for comments. No comments.

Chair Pagano made a MOTION to table the application of DLV Ventures, with property located at 7468 South Broadway, Red Hook, New York listed under Tax parcel ID #6272-10-435669 to August 12, 2021 at 7:00pm. Motion seconded by Member Zacharzuk. All in favor.

Chair Pagano asked for a letter from Zoning Office Clark Kimble with regard to the apartment and habitable space.

Chair Pagano made a MOTION to adjourn the July 8, 2021 meeting of the Planning Board at 7:30pm. Motion seconded by Member Zacharzuk. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board