

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
December 9, 2021**

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

Absent: Member Jim Rogers

Chair Pagano opened the December 9, 2021 Planning Board meeting at 7:02pm with the Pledge of Allegiance.

Chair Pagano made a motion to approve the Planning Board minutes dated November 18, 2021. Motion seconded by Member Hanson. All in favor. Motion approved.

#1. Syed Yasin

3 St. John Street

**Special Permit/Site
Plan Application**

Tax Parcel ID #6272-10-436749

Applicant Syed Yasin addressed the Board to discuss his proposal of a laundromat at his current property location at 3 St. John Street.

Member Pearson asked if the gas store would disappear. Yasin indicated no and store would remain and that the laundromat would be a separate business.

Chair Pagano indicated the survey indicated “service station and store to be converted to laundromat”. Yasin said not the store. Chair Pagano advised Yasin to inform his surveyor to amend the survey. Yasin advised the only change would be the removal of the existing auto shop.

Member Pearson asked about the lines on the plans for the store and garage. Chair Pagano said the applicant will need to submit new plans to represent what part of the building is being converted to the laundromat.

Member Pearson about the number of bays at the current auto shop?. Yasin advised there were 2 bays. Member Pearson asked if the second bay was being kept for the store. Yasin said no. Member Zacharzuk asked if the store would stay in-tact. Yasin said yes. Chair Pagano said one change to be made is to accurately represent that the store is staying and what portion of the building is going to be converted to the laundromat. Yasin said he was closing the garage and converting to a laundromat.

Member Hanson asked if they would have to do any clean-up for oils, etc., used at the garage. Yasin said no but will remove all the cars. Yasin said all the cars in the rear are being removed and everything will be cleaned.

Chair Pagano had concerns about the ground which currently absorbs water run-off and with the proposal of paving it all could change the water run-off. Discussions were held regarding paving and parking and how to still maintain trees/bushes. Yasin said he would be adding evergreens and small bushes. Member Pearson felt he had enough space to leave a bit more greenery space. Member Zacharzuk had concerns about covering the entire space with concrete and run-off. Chair Pagano said Yasin does not have drywells but feels having more than space in, preferably 5 feet, would be good. Member Pearson said he agrees and 2 feet is not enough and feels 5-6 feet would be better.

Member Zacharzuk asked where the entrances would be, and asked if he was leaving the over-head door. Yasin said door would be removed and there was already a side entrance there now. Yasin said no there was no structural change to anything and just taking door out.

Chair Pagano said the Board needs a layout plan consisting of separate sheets to have a better idea of all the measurements, lighting and signage. Yasin said signage was already there. Chair Pagano said it all has to show on the plans.

Member Pearson asked if there would be 2 different signs for both businesses on Route 9. Chair Pagano said the existing sign on the auto shop would be changed to the laundromat. Yasin said the sign on the auto body shop would remain same size.

Lighting was discussed and Chair Pagano advised applicant's lighting plan will have to be included on amended plans.

Member Pearson asked about the sewer plans and advised applicant if he went to the Board of Health. Yasin advised he has not contacted the Board of Health. Chair Pagano advised applicant to contact the Board of Health.

Chair Pagano felt this Board should retain Village Attorney Victoria Polidoro.

Member Zacharzuk asked if you could get into the laundromat from the store. Yasin said no it would be separate.

The Board asked applicant for \$500.00 for escrow to retain Village Attorney.

The Board felt Clark Kimble would be the person to determine doors and entrances when applicant applies for this building permit.

Yasin advised he was not starting construction until Spring.

Member Pearson spoke on the new sewer and a possible new tank being installed. Yasin said they are not getting a new septic tank. Chair Pagano felt this was not correct. Member Pearson said he thought this location would get a new septic tank with pump.

Member Pearson felt the Board needed to know, with new water usage proposal, if existing plan needed to be changed.

Yasin said he was proposing going from 2 to 3 bathrooms. Yasin asked if he had to make a public bathroom in the laundromat. The Board said no.

Secretary Hart said she can speak with Brent Kovalchik regarding the sewer and applicant getting a new holding tank.

Chair Pagano acknowledged referral was already submitted to Dutchess County Department of Planning and Development and we are still waiting on their response.

Chair Pagano read into record the memo received from Clark Kimble, building inspector. Chair Pagano advised it would need to be made clear what proposal is for the small building in the rear. Yasin said a small office only for the laundromat.

Chair Pagano advised that the next Planning Board meeting will be held on January 13, 2022 at 7:00pm.

Member Pearson said updated plans needs to show water/sewer/lighting/greenspace-open space.

Chair Pagano tabled the application for 3 St. John Street to January 13, 2022 at 7:00pm. Motion seconded by Member Pearson. All in favor. Motion approved.

Chair Pagano made a motion to adjourn the December 9, 2021 Planning Board meeting at 7:40pm. Motion seconded by Member Zacharzuk. All in favor. Meeting adjourned.

Submitted by,

LARA HART, Secretary

Village of Red Hook Planning Board

NOTE: Minutes were transcribed from meeting note taken by Chair Pagano.