



Chair Pagano asked about lighting. Applicant advised they will be using existing lines for lighting which are controlled from inside and on a sensor. Chair Pagano asked when lights are installed and turned on this Board would like the 60-day clause added to revisit lighting if any issue arises.

Co-Chair Pearson asked if there was 3 feet from the bottom and feel the existing rock wall may be interfering with that. Applicant advised they are digging it out and will make sure there is a 3 feet clearance.

**Chair Pagano hereby makes a motion to approve the proposed freestanding sign for property located at 7361 South Broadway, listed as Tax Grid #6272-14-278485 as depicted in 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. The following conditions were set:**

- 1. The Planning Board is hereby granted the right to require adjustments to the exterior lighting up to a maximum of 60 days after the issuance of a Certificate of Compliance, but limited to the adjustment, dimming and /or shielding of the lighting fixtures only.*
- 2. 3 feet of open space at the bottom*
- 3. Existing sign poles are structurally safe*

Applicant was advised that there is no fee for this building permit and was given an application for signature.

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

#2. 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

Chair Pagano advised that a response from Referral to Dutchess County Department of Planning and Development was received that this application was a matter of local concern.

Chair Pagano advised this application was previously classified as a TYPE II Action.

Chair Pagano advised all of the approved amendment to Zoning by Local Law 3-2022 dated July 11, 2022, by Resolution #12-2022 to clarify that the minimum square footage for apartments to be 600 square feet.

Chair Pagano asked Mr. Wheeler what constituted a site plan on the amended plans that were received because she feels what was submitted is still not a site plan. Mr. Wheeler said he does not know, and it is not a site plan.

*Chair Pagano asked about the fire escape which the Board requested to be added to the plans and did not see that. Mr. Wheeler said it is not on the plans. Chair Pagano said that will need to be added.*

Chair Pagano asked about the trees and advised that they were on plans as requested.

Chair Pagano said the Board will add the condition of revisiting within 60 days if any issues with exterior lighting.

*Chair Pagano asked if any change to exterior lighting. Mr. Wheeler advised lighting is not on the plans but there is no change to existing lighting and what was approved in the past has not changed but will add to the plans and asked if the Board wanted cut sheets. Chair Pagano advised the Board needed something to indicate the wattage and that since this is a change in use all the site plan issues need review. Mr. Wheeler asked what standard they wanted regarding wattage and said most places as for an iso lumen diagram. Chair Pagano said because this is an existing building we are not asking for that but instead adding the 60 day lighting condition. Co-Chair Pearson said with a previous application there was issue with lighting so that is why we are asking to revisit if any issue arises. Secretary Hart advised building department has never received a complaint regarding existing lighting.*

Chair Pagano asked if it is Code to have bedroom without a window. Mr. Wheeler said the Code allows you to pipe in air and use over head lighting and meet certain standards with foot candles but should be confirmed with the building inspector. Mr. Cole said Mr. Kimble already looked at the bedrooms plans. Secretary Hart advised she will have Clark do a memo to the Board.

*Co-Chair asked about the dotted lines for the new wall and asked if this was the only new wall. Mr. Cole said the 3<sup>rd</sup> floor was already built that way and done. Co-Chair Pearson asked that both floors should show the same type of lines.*

*Chair Pagano asked that the site plan include a zoning table to include parking and also include the square footage of each apartment.*

Mr. Wheeler asked about square footage and if it is calculated by the gross square area and exclude closets, etc. Secretary Hart said she will have Mr. Kimble outline that in the memo as well.

Chair Pagano advised Board of Health approval will be required and set as a contingency.

Chair Pagano asked for clarification on the stairwell. Mr. Cole and Mr. Wheeler explained the stairwell.

*Chair Pagano advised plans need to show front elevations.*

*Chair Pagano asked that the fire escape be shown the back elevation on the plans.*

*Chair Pagano asked about bike racks. Parking was discussed and Member Zacharzuk asked how many parking spaces there were. Mr. Cole said he will calculate parking. The Board advised per Zoning Section 200-33 that if 20 or more parking spaces bike racks will be required.*

**Chair Pagano made a motion to open the public hearing for site plan application of 21-25 West Market Street listed under Tax Parcel ID 6272-10-408743. Motion seconded by Member Co-Chair Pearson. All in favor. Public Hearing opened at 7:30pm.**

**PUBLIC HEARING:**

**No persons present. Secretary Hart advised no comments received via email or regular mail.**

**Chair Pagano made a motion to close the public hearing. Motion seconded by Co-Chair Pearson. All in favor. Public hearing closed at 7:33pm.**

*Chair Pagano asked about site lines. Mr. Wheeler said for turning onto St. John's Street from parking lot. Chair Pagano said yes.*

*Chair Pagano asked Mr. Wheeler to fix the room schedule on the plans.*

*Mr. Wheeler asked about the site lines and not an unusual request and advised it's a straight line so does not anticipate any problem and will amend plans to show this.*

*Chair Pagano asked the Board for any additional comment.*

*Co-Chair Pearson asked about the arrows in the stairwell and the arrows are pointing in wrong direction and reversed. Mr. Wheeler said he will correct that.*

*Member Zacharzuk asked if one or two stairwells. Mr. Wheeler said its 2 stair towers – one in front and one in the rear. Chair Pagano that makes more sense that the staircase is all in the same line at the front of the building and there is a second staircase in the back.*

*Mr. Cole asked if they have to put poles up in the parking lot. The Board said no. Co-Chair Pearson said just indicate where lighting is on the building.*

**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 August 11, 2022 at 7:00pm. Motion seconded by Co-Chair Pearson. All in favor. Motion approved.**

Chair Pagano asked applicant if they were still working on Board of Health approvals. Mr. Cole asked if everything works out and site plan is approved can they submit for building permit based on the sewer coming in November. Chair Pagano said you have to comply and cannot occupy apartments until water use is recalculated and approval of existing septic being adequate.

Mr. Wheeler advised when previous owner purchased the building she intended for apartments and upgraded the septic with new drywells.

Chair Pagano said so as long as the existing system is approved by the Board of Health you can occupy the building, but you need to show this Board that approval.

Secretary Hart said she will look to see if any old files showing upgrade to septic by previous owner.

Chair Pagano said Board of Health approval will be a contingency.

**Chair Pagano made a motion to adjourn the July 14, 2022 Planning Board meeting at 7:48pm. Motion seconded by Member Pearson. All in favor. Motion approved.**

Submitted by,

LARA HART, Secretary  
Village of Red Hook Planning Board