

Co-Chair Pearson advised that Chair Pagano is absent, but that Chair Pagano had previously met with Engineer Dan Wheeler and Lara Hart and has reviewed the amended Site Plan and that amended plans include all outstanding items.

Co-Chair Pearson and Board went over all the outstanding items requested by the Board on July 14th meeting:

1. Site Plan to show fire escape on back elevations – completed and shown on Sheet C-1
2. Board will add lighting clause as a condition
3. Site Plan to show all existing exterior lighting – included on Sheet C-1. Board asked that Mr. Wheeler amend the page to spell out “LP” - Light Pack. Co-Chair Pearson asked if lighting shined straight back into rear parking. Mr. Wheeler said yes and are 90 watt – 2 pack on a motion sensor.
4. Memo was sent to the Board from Clark Kimble re: bedrooms and requirement of window(s) for natural lighting and egress. Mr. Wheeler advised bedrooms on the East side of 2nd & 3rd floor and that building plans will show windows. Co-Chair Pearson asked if they are going to figure out how to rearrange the bedrooms or reduce the bedrooms. Mr. Cole advised they have figured it out and will submit building plans to Clark and that a window can be added to the apartment on the 3rd floor East side which would come out to 8 foot bedrooms.
5. 2nd & 3rd floor – dotted lines for new wall – completed and shown on Sheet C-1
6. Site Plan to include a Zoning Table to show parking and number of spaces required per Village Zoning. Mr. Wheeler indicated Zoning table is on the front page and he added General Business and did show parking on Sheet C-2.
7. Plans to show square footage of each apartment – Mr. Wheeler said that was corrected with auto CAD and completed and shown on Sheet C-2. Mr. Wheeler said this will also be on the building plans.
8. Board will add a Condition for Board of Health approval
9. Site Plan to include clarification of stairwell – completed and shown on Sheet C-3.
10. Site Plan to show front elevations – completed and shown on Sheet C-1
11. Site lines. Board to discuss if apron will be required in rear parking lot for ingress & egress onto St. John Street. Mr. Wheeler presented the diagram outlining site line distance which was 338 to the left and 318 to the right and advised that Dutchess County standard is 245. Site Plan diagram Attached as Exhibit “A” to Site Plan. Board discussed possibility of an apron at St. John Street. Secretary Hart reminded the Board about the memo from Clark Kimble dated August 3, 2022. Mr. Wheeler advised traditionally people don’t want the apron if the surroundings don’t have it because of collection of water. Board decided no apron will be required.
12. Site Plan to show room schedule – completed and shown on Sheet C-2.

Co-Chair Pearson asked the Board for any other comments.

Member Zacharzuk asked about Sheet C-1 and “LP” and that on the Symbol Legend Sheet C-2 it is not listed. Mr. Wheeler said he will correct and add. Co-Chair Pearson said they will add that as a condition. Mr. Wheeler said on Sheet C-2 there is a symbol legend which shows a flood light and will add LP for Light Pack. Co-Chair asked that light pack be spelled out. Mr. Wheeler said ok.

Member Zacharzuk asked about the parking lot and referenced CS-1 the overhead and it shows parking is on the east side and not the west side and the Site Plan Parking shows it on the west side. Mr. Wheeler referenced above the red marker, going North, on the west side there is space in there and the parking is exactly where the red dot is with a travel way and people park along the western side. Mr. Wheeler referenced the ariel view and feels the drawing is consistent with the mapping, and that the cars in the aerial photograph are not, and are parked differently, and the reason is because this is a gravel parking lot with no lines so people park where they want to. Member Zacharzuk asked if they are leaving it gravel. Mr. Wheeler said yes for run off reasons.

Member Zacharzuk indicated parking shows 15 spaces. It was confirmed 15 spaces. Member Zacharzuk and asked if it would be north south parking. Mr. Wheeler said yes because if east west the travel lane would shrink.

Co-Chair Pearson asked for any other comment. No comments.

Co-Chair Pearson made a motion to approve the Site Plan for 31-35 West Market Street listed under Tax Parcel ID #6272-10-408743 with following conditions:

- 1. Board of Health Approval***
- 2. 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 Occupancy, but limited to the adjustment, dimming and /or shielding of the lighting fixtures only.***
- 3. Applicant/Site Plan shall comply with all Local, County, State and Federal Laws.***
- 4. Engineer, Dan Wheeler, to revise and submit an amended Sheet C-2 under Symbol Legend to show “LP” and to spell out light pack.***

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

Co-Chair Pearson made a motion to adjourn the August 11, 2022 Planning Board meeting at 7:30pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board

