

Attorney Lessig asked if a roll call was done. Chair Pagano said they don't usually do roll calls and Lara puts who is present in the minutes.

Mr. Wheeler said this property is the Sunoco Station and prior use was 2 big garages where a repair shop was located, and further west was a yard that stored abandoned vehicles. Mr. Wheeler said most vehicles are gone and said the garage is still there, but the plan is to take that garage area and make into a laundromat. Mr. Wheeler gave Board members full large sets of the plans. Mr. Wheeler advised this was in the GB Zone and basically paved except for parking area and in the north-western corner there is a one bay garage that his client would like to turn into an office, but this is not on the plans.

Chair Pagano advised Mr. Wheeler that the applicant was a prior applicant before this Board.

Mr. Wheeler said a lighting legend was not on the plans.

Chair Pagano advised there was much that needed to be added to the plans, which was outlined in a memo from Attorney Polidoro, dated January 17, 2022. Mr. Wheeler said he understood but did not get that memo until late.

Mr. Wheeler said Zoning is GB and zoning table is there, but proposed lighting details and office in the rear need to be addressed.

Chair Pagano went through Attorney Polidoro's letter.

a. Delineation of the portion of the building to be converted into the laundromat

Mr. Wheeler advised the parking is not delineated for that because the Code calls for the parking spaces to be based on the number of units i.e., washers, dryers. Chair Pagano said they are just catching up from the last meeting.

b. Drainage/stormwater plan for parking lot

c. Zoning table including parking

d. Lighting plan

e. Landscaping Plan

Chair Pagano said there is not much but would like to see something.

f. Signage Plan

Chair Pagano asked if signage would change. Yasin said it will stay the same size but changing the sign to the laundromat. Chair Pagano advised you will still need to submit a signage proposal on the plans. Mr. Wheeler said they have detailed out the existing plan. Chair Pagano said yes, but if Yasin is going to change the sign, it needs to be added. Mr. Wheeler said OK.

g. Location of easements including the sewer easement

Chair Pagano said the sewer easement must be on the plans.

Mr. Wheeler said OK.

h. Location of any additional elements including benches and bicycle racks

Chair Pagano asked if bicycle racks were being added. Yasin said yes.

i. Utility plan showing future electrical, water and sewer connections

2. Elevations of façade changes and improvements, including new doors.

3. Engineer's report regarding anticipated water and wastewater usage.

Chair Pagano advised Yasin's business was sized for a certain size tank. Yasin spoke on his current tank and Mr. Wheeler advised his client the Board wants an engineer's report to show how many gallons of water per day will be used for the laundromat.

Chair Pagano advised that Yasin mentioned adding some charging stations. Chair Pagano advised these would have to be added to the plans. Mr. Wheeler said they will be added. Chair Pagano said Yasin is not required but had mentioned about adding one.

Chair Pagano asked if Board was ready to classify this action. Attorney Lessig said this does not have to be done tonight but up to the Board. Chair Pagano advised this will be done at the next meeting.

Chair Pagano asked Attorney Lessig if SEQR should be done tonight. Attorney Lessig advised that was up to the Board, but recommends waiting as Mr. Wheeler has indicated that there will be significant changes to the plans and the addition of office space in an existing building.

Chair Pagano asked for any additional Board comments.

Member Pearson asked if the rear lot would be paved. Mr. Wheeler asked why you would do that. Chair Pagano said that is where the parking will be. Yasin said it will be paved with landscaping and adding a couple of drywells. Mr. Wheeler advised you might not want asphalt is due to runoff and that the landscaping will be reviewed with applicant and added. Mr. Wheeler said drainage, landscaping and surface of the parking area is within the Board's purview.

Co-Chair Pearson asked about elevations and if it was for existing. Mr. Wheeler advised one said existing and the other proposed.

Yasin said the small building would be used as an office and they would remove the garage door and add a window and a door on the side. Mr. Wheeler said he will add to the plans.

Mr. Wheeler said the 2 garage doors are being replaced by infills.

Member Markusen-Weiss asked about parking spaces in front of that door and if there would be access there. Mr. Wheeler said no because the Code is very specific about laundromats and parking.

Chair Pagano asked that Mr. Wheeler refer to the Pattern Book.

Chair Pagano advised they are awaiting the response from the County.

Chair Pagano made a motion to table to Site Plan application for 3 St. John Street, listed under Tax Parcel ID 6272-10-436749 to October 13, 2022. Motion seconded by Member Co-Chair Pearson. All in favor. Motion approved.

Attorney Lessig recommended that the Board do a roll call for future meetings.

Agenda Item #3.

Patricia Wind, Applicant

Owner: Jack Dillon

29 West Market Street

Tax Parcel ID #6272-10-436749

Present: Applicant, Patricia Wind

Chair Pagano advised that although this was a prior retail and going to continue as a retail, Clark Kimble, building inspector, referred applicant for site plan only because of the pre-made/pre-packaged sale of food, which he felt was a small change in use and wanted site plan approval to issue a new Certificate of Occupancy.

Chair Pagano showed the prior plans/pictures from when Jack Dillon renovated the site.

Applicant, Patricia Wind, gave her presentation and advised property is 29 West Market Street and that they are proposing a retail grocery and she owns a distribution company and distributes for about 100 farmers in the area. Ms. Wind said she owns 2 grocery stores, one being in Rhinecliff. Ms. Wind said this project is exciting because T-Spoon is already in the building and will do a lot of prepared goods for this location. This will be mostly grocery, but grab & go goods to include premade salads, sandwiches, soups and beverages.

Ms. Wind said because they do not make or prepare food they are not covered under the Board of Health and receive a license from Agriculture & Market license. Ms. Wind said they have not received yet but applied early July and the Ag & Market license should be received soon. Chair Pagano said a condition will be that she receive the Ag & Market license before opening.

Chair Pagano felt building and elevation plans were perfect. Ms. Wind advised no structural changes to building and all refrigeration units are freestanding.

Chair Pagano referred to the Short Form SEQR that was completed by the applicant and #20 and that "yes" was marked by Scott Dutton that property being the subject of remediation for hazardous waste, but that there was no description. Chair Pagano said remediation is taking a hazardous substance out of the ground and feels we cannot do SEQR without an answer.

Ms. Wind asked if possibly the wrong box was checked. Applicant asked if they could call Scott Dutton. Chair Pagano said yes. Attorney Lessig advised that they could, and that conference call should be on the record and that the Board could consider and rely on it.

Speaker, Scott Dutton, Architect and practicing in Hudson for 25 years and advised that they use the NYS DEC Mapper when preparing SEQR forms so that answer was auto populated and is not aware of what the specific remediation was. Chair Pagano asked if the DEC informs if completed or on-going. Ms. Dutton said correct and when you use the DEC Mapper portal, on the DEC website, they just auto populate with no further details. Chair Pagano was concerned why they tell you to check yes and not give you the ability to answer the question if yes is described.

Mr. Dutton said he can research the issue tomorrow and has a consultant who can speak with Region 3 and advise. Chair Pagano said it populated it but does not tell us if this is Mr. Dillon's property or a neighboring property. Mr. Dutton said this was a preexisting use as a restaurant/retail operation and they saw it as not a change and a continuation and that it would not rise to this level of scrutiny. Chair Pagano thanked Mr. Dutton for his time. Ms. Wind asked Mr. Dutton if SEQR was done for T-Spoon. Mr. Dutton advised that it was not required to get site plan and that Mark Graminski was involved to make sure that the grease trap was in order, and he handled that matter for them. Mr. Dutton advised this was a simple building permit because there was a restaurant prior and applicant was continuing use as a commercial kitchen and that Mark Graminski, P.E., L.S., did work on their behalf and provided required information and analysis to satisfy the building department at that time.

Attorney Lessig was still at the meeting and advised that the DEC puts this information online and offered to check the information online. Attorney Lessig said he sees could be about 4 parcels down on Broadway-Route 9 – locations discussed among Board and applicant. Attorney Lessig accessed DEC Website for Parcel 413739.

Chair Pagano put on record that response was received from the Dutchess County Department of Planning and Development that application is a matter of local concern.

Chair Pagano asked that the Board look at the signage proposal while waiting on DEC information.

Ms. Wind advised that they are asking for a single projecting pole that has 2 signs to represent both businesses both being hung on one bracket. Chair Pagano said proposal was submitted and advised that each sign is about 5.4 sq. feet for a total square footage of 10.8 which is below the allowable 12 square feet. Chair Pagano said signage from bottom up from sidewalk must be at least eight feet and their sign is 96". Chair Pagano asked if there was any lighting. Applicant said no but asked if she could come back for lighting. Chair Pagano said yes. Applicant showed the Board a new finished picture of signage proposal. Chair Pagano said white backgrounds and colors looks awesome.

Chair Pagano asked for Board comments. No comments.

The Board hereby makes a motion to approve the proposed hanging signage for property located at 29 West Market Street, listed as Tax Grid #6272-10-413739, 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.

Chair Pagano advised applicant to see Lara Hart to sign and submit required building permit prior to hanging signage.

Motion seconded by Co-Chair Pearson. All in favor. Motion approved.

For the record, Chair Pagano advised that T-Spoon bakery received their Certificate of Occupancy on May 24, 2017.

Chair Pagano made a motion to waive the public hearing for Site Plan Application for 29 West Market Street, Red Hook, listed under Tax Parcel ID 6272-10-436749. Motion seconded by Co-Chair Pearson. All in favor. Motion approved.

Attorney Lessig said he checked the DEC spill database for any address for N/S Broadway and W Market and most recent spill of any sort was from 2014 – petroleum issue - but feels the real issue could be 68 South Broadway, which is across the street. Chair Pagano said that could be the gas station or key bank. Attorney Lessig said they do let you search within the Village, and he searched the Town. Chair Pagano felt this Board could acknowledge the EQR form and classify as a TYPE II. Attorney Lessig said something listed a Perx Property site – Chair Pagano said that is UBS – Senior Housing location. Attorney Lessig said it mentioned an onsite wastewater treatment center and has been redeveloped as Senior Housing and zoned commercial and residential and that remediation has been completed. Attorney Lessig this is all that shows on up the database website clean-up spills within the Village limits, but not saying that the database is 100%.

Dr. Dutton was back on the phone and advised that when returning to DEC Web mapper that the DEC auto-populated that and suspects that, given his 25 years of history, it was a possible buried oil tank and why DEC has a record, but does not have any knowledge of any ongoing action or pending action and suspects it is a historical record of a remediation done at one point and DEC are aware of it, and he can get a file closure. Chair Pagano asked Mr. Dutton how long that could take and did not want to hold up the applicant from opening. Mr. Dutton said property has no pending actions with the DEC and feels this is one of those classic DEC file data base circumstances and cannot say with any confidence to get something anytime from the DEC quickly. Mr. Dutton advised in the last 6 years, while property owner has been there, they have not received any notices from the DEC. Chair Pagano said this information is sufficient and thanked Mr. Dutton.

Co-Chair Pagano asked the Board if they felt this could be classified as a TYPE II Action with no further environmental review required. Chair Pagano asked Attorney Lessig if he felt TYPE II classification was ok. Attorney Lessig said that is a question for the Board to answer but that the Board may want to ask Mr. Dutton to submit a letter to the Board as to what he previously stated regarding DEC issue. Chair Pagano said she felt the owner Jack Dillon should have this remediation letter on file.

Chair Pagano made a motion to Classify Action as a TYPE II with no further environmental review required. Motion seconded by Co-Chair Pagano. All in favor. Motion approved.

Chair Pagano made a motion to approve the Site Plan for 29 West Market Street, Red Hook, listed under Tax Parcel ID 6272-10-413739 with the following conditions:

Applicant to receive and submit to the building department a copy of the Ag & Market License prior to opening for business.

Applicant to submit a letter from Mr. Dutton that the DEC Mapper was researched, and no pending issues and that any remediation was resolved.

Motion seconded by Co-Chair Pearson. All in favor. Motion approved.

The next Planning Board Meeting to be held on October 13, 2022 at 7:00pm.

Chair Pagano made a motion to adjourn the September 8, 2022 Planning Board meeting at 8:25pm. Motion seconded by Co-Chair Pearson. All in favor. Motion approved.

Typed from recording, LARA HART, Secretary
Village of Red Hook Planning Board
