

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
December 8, 2022**

Present: Chair Beth Pagano, Co-Chair David Pearson, Member Steve Zacharzuk, Member Jim Rogers and Member and Member David Markusen-Weiss

Village Attorney: Andrew Lessig

Chair Pagano opened the December 8, 2022 Planning Board Meeting at 7:01pm with the Pledge of Allegiance.

Chair Pagano acknowledged that all members were present and that there was a quorum for this evening's meeting.

Chair Pagano asked for comments from the Board regarding the November 10, 2022 minutes. No comments.

Chair Pagano made a motion to approve the Planning Board meeting minutes dated November 10, 2022. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

#1. Yasin Syed

3 St. John Street Continuation of Site Plan

Tax Parcel ID #: 6272-10-436749

Present: Dan Wheeler, Engineer
Yasin Syed, Applicant

Chair Pagano asked Mr. Wheeler where we were with this application. Mr. Wheeler said he feels at this time the Board is still waiting on comments from both the Village Engineer and Dutchess County Department of Planning and Development.

Chair Pagano advised that escrow is up-to-date.

Chair Pagano said we do not have comments from the Engineer regarding 25-year stormwater and do not have a letter from CT Male regarding the new septic system.

Mr. Wheeler advised said he has a letter from Kathryn Serra, CT representative and they have in fact placed it on C1.

Chair Pagano said it shows an 1,100 gal. and holding tank. Mr. Wheeler said that is the existing and they imposed that from the CT Male drawing and that is the location of the proposed tank installation.

Chair Pagano asked about the easement. Mr. Wheeler advised that was the shaded area. Chair Pagano said ok and asked if we needed the lines. Mr. Wheeler pointed out on the plans where the lines would be coming in from. Attorney Lessig advised that the Board still needs to see where it is coming from. Mr. Wheeler asked why and said it was already approved? Attorney Lessig said it needs to be seen on the site plan.

Attorney Lessig indicated that since the drawing indicates the office space having a bathroom it will be served by sewage as well and that needs to be seen as well. Mr. Wheeler said he will take care of those lines.

Chair Pagano said Dutchess County Department of Planning has not responded and still considers the application incomplete. Mr. Wheeler said he does not know what they want and that they were sent the plans, both paper and electronic, and has not heard and does not talk to them.

Chair Pagano said this Board has reviewed Victoria Polidoro's letter, her letter from last month's meeting and Board comments from October and November. Chair Pagano asked the Board if they wanted to go by page or by each letter to continue the review. Member Rogers said that things were covered at the last meeting and we were able to check that off and asked if there was a list of the things that were not covered. Chair Pagano advised that she has went through the minutes, her notes, the plans, Victoria's letter and the October 3rd memo to see what is still not included and this Board can go over that. The Board agreed to that.

Chair Pagano said Attorney Lessig will take all the information and when we are done will memorialize it into one place with a letter to the Board of all items outstanding and open, which will be forwarded to Mr. Wheeler.

Chair Pagano said with the next submission Mr. Wheeler will need to outline what items are complete. Mr. Wheeler said that would be a responsorial letter to address item by item.

Mr. Wheeler asked if a document would be received in time to prepare a response for the next meeting and asked for the lead time. Secretary Hart advised 10 days would be fine.

Chair Pagano said the Board will require:

1. Sewage lines on the plans
2. Letter from CT Male

3. Storm review letter from Village Engineer

Chair Pagano said Attorney Lessig will put everything open into a letter and provide to all parties.

Chair Pagano said she knows there is sufficient parking but the Board still needs a table to indicate whether it is based on square footage or building or number of washer and dryers.

Attorney Lessig advised that Mr. Wheeler at the September meeting said it would be based on number of washer and dryers, which plans show 10 washers and 8 dryers.

Chair Pagano asked if washers would be single height or double. Yasin advised single. Chair Pagano asked about the dryers and Yasin advised single as well.

Chair Pagano asked if we add roughly 350 square feet for the office building. Attorney Lessig said that has to be considered as well but different from the laundromat space. Chair Pagano said that calculation has to be on one of the tables.

Co-Chair Pearson asked if the owner's consent note on the 1st page can be amended to remove "filing with the County". Mr. Wheeler said ok.

Chair Pagano asked the Board for any additional comments for page 1. No comments.

PAGE C1

Sewer line location was already discussed.

Chair Pagano said the EV charging station and bike racks need to be added to the plan.

Chair Pagano asked Co-Chair Pearson if he wanted more information regarding landscaping. Landscaping was discussed. Applicant, Yasin, agreed that they will add evergreen to be shown on the plans.

Chair Pagano said she still has a problem with the delineation on C1 and delineation of the laundromat on C3 because on C1 it looks like ½ is the laundromat and ½ is the store. Mr. Wheeler advised it says proposed laundromat. Chair Pagano asked to go to C3 it looks like the laundromat is only 1/4 of the building with a walk freezer. Mr. Wheeler said he can break that onto C1. Chair Pagano asked that C1 match C3. Mr. Wheeler said yes and he will take care of that by adding a line. Chair Pagano asked that Mr. Wheeler use 3 different kinds of hashtags.

Member Zacharzuk asked with the proposed laundromat what are the dimensions for the laundromat. Dan referenced C3. Chair Pagano said it was not on C3 and the depth was on C1.

Chair Pagano said there was width on C3 and the width of the laundromat was not on C1. Attorney Lessig said it was but the whole building. Mr. Wheeler said he will put it on the plans.

Member Zacharzuk asked regarding the plantings what was the width between the parking area and the border of the property. Mr. Wheeler asked if he meant dimensions of the parking lot. Member Zacharzuk said the dimensions of the green. Mr. Wheeler said he will add.

Co-Chair Pearson asked if Mr. Wheeler could mark out the planting area v. the paved area and would be nice to have a line there. Mr. Wheeler said yes.

Member Markusen-Weiss asked if we need to show doors. Mr. Wheeler said that is a good point and will need to be shown.

Mr. Wheeler asked the Board to look at C3 and that the doors are shown on C3 and asked if what they are looking for is the doors to be shown on C1. Member Markusen-Weiss said yes.

Member Markusen-Weiss asked if the west side was cinderblock wall. Mr. Wheeler asked if that was the office. Chair Pagano said west side there is a garage door. Member Markusen-Weiss said they asked for the elevation of that at the last meeting. Mr. Wheeler said there is a picture of that with the plans and referenced that and said his point was well taken.

Mr. Wheeler said going back to the detached garage there is a drawing of the inside of the detached garage on C4.

Member Markusen-Weiss asked for egress/ingress with that. Mr. Wheeler said that is a valid comment.

Member Zacharzuk said with C1 – parking area on the west side in the back of the building – he asked where the water was going to drain. Mr. Wheeler said there are 4 drywells with one existing. Chair Pagano went back to C3 and asked Mr. Wheeler to take the MHP and MHE from page C3 and put on page C1 because that is where you are showing the drywells. Mr. Wheeler said sure.

Attorney Lessig asked to check with the Code but to indicate handicap spots.

Attorney Lessig asked where the dumpster would be located, and that this area would have to be accessible for garbage trucks.

Secretary Hart indicated in Zoning handicap parking is to follow State and Federal Law.

PAGE C2

Secretary Hart advised applicant, Yasin, submitted proposed lighting today. Copies were handed to all Board members.

Chair Pagano advised that the north façade is actually the east façade. Mr. Wheeler said there is one on 199 and one on St. John. Chair Pagano asked to stick with north, south, east & west.

Chair Pagano asked if you are not changing the sign on Route 9 then to add that to the plans. Mr. Wheeler said he will take off the drawing. Chair Pagano said ok.

Chair Pagano asked for Board comment. No comment.

PAGE C3

Chair Pagano said they are removing the garage door and filling it in. Mr. Wheeler said filling in both. Chair Pagano asked that the plans show materials to be used and to reference the Village Pattern Book. Chair Pagano said right now the side is cinderblock so if you are just using cinderblock to add that. Mr. Wheeler said it indicates proposed finish to match existing color and materials.

Member Markusen-Weiss said it looks that the vertical lines are referential to what is next to it. Mr. Wheeler said at C1-11 and not cinderblock and we want to know what it is. Attorney Lessig advised if it is going to stay the same as existing the notes needs to explain what the existing is because the plans do not reflect what exists. Chair Pagano said we have a pattern book and the Board needs to know what materials will be used to replace the doors. Member Markusen-Weiss asks about the façade and asked that Mr. Wheeler tell us what they are proposing.

At this time Mr. Wheeler thanked the Board for their time and felt he did not have to take this and left the meeting.

Member Markusen-Weiss asked Yasin what he was going to in-fill the door with. Yasin said it will stay the same. Chair Pagano asked if the garage door was staying. Yasin advised yes. Chair Pagano said the plans do not show that. Yasin said that is not part of the plan and pointed out on the plans where the new door would be located made of aluminum and glass – like a standard door. Member Markusen-Weiss asked like a store front with a door in it with all aluminum and glass. Yasin said yes. Attorney Lessig advised it just needs to be spelled out on the plans. Member Rogers said there is no indication on the drawing of aluminum and glass. Yasin said that will be corrected.

Chair Pagano said it shows they are covering up the other garage door. Yasin said they are not. Member Markusen-Weiss pointed the area out on the plans. Chair Pagano advised it has to show that it is not changing. Member Rogers explained the lines on C3 confused the Board and

they did not know it was a new façade because it does not look like a door and you are telling us the door will stay the same, so just draw that in to look like an existing door which will conform to Code. Yasin said ok and they will make it clear.

Chair Pagano felt that this Board should continue the list with the applicant.

Secretary Hart asked Yasin if he wanted to continue without Mr. Wheeler. Yasin agreed and he will advise Dan.

Attorney Lessig asked if on the plans near the washer and dryers, if they were sinks or tables. Yasin advised chairs. Attorney Lessig asked that it be spelled out.

Chair Pagano asked about the bathroom and if it was in the freezer as it is shown on the plans. Yasin advised washroom is existing. Chair Pagano pointed out the location of washroom on the plans and asked that it be labeled the existing bathroom.

Co-Chair Pearson asked about the bathroom in the garage. Yasin said it is existing. Chair Pagano asked Yasin to list all existing bathrooms. Yasin asked why because that is not part of the plans and already the existing gas station and felt we were not here to talk about the gas station. Attorney Lessig advised the site is the whole property so what we are looking at is whole property and what they are adding. Yasin said ok they will put that on the plans. Attorney Lessig advised we are approving the Site as a whole.

Member Zacharzuk said on C3 on the west side there is a garage door and asked if they are taking out and replacing. Yasin advised they're not going to change that door because they want a door to enter and exit with machines. Chair Pagano said to show/label that on the plans.

Member Zacharzuk asked if on the west side if it was an exit door. Yasin said it will be closed. Member Zacharzuk asked if only one exit from the laundromat. Yasin said yes. Chair Pagano said to note that on the plans.

No other comments from the Board.

PAGE C4

Member Markusen-Weiss said it was confusing before because he assumed north was up, but actually north is down and this does not show the context and that the door leads to the parking lot and the street is on top. Attorney Lessig advised C1 also shows if the door is open onto the sidewalk that there is hydrant right there. Door and location were discussed, and Board asked that it be shown on the plans. Attorney Lessig asked that it show how it will be replaced, where and the material. Yasin said they will go with the block. Attorney Lessig said to show on the plans.

PAGE C5

Chair Pagano advised C5 was the elevations that were asked for at the last meeting.

Chair Pagano gave Attorney Lessig all her meeting notes and her copy of the plans with her notes. Attorney Lessig said he had Victoria's email, County comments and past minutes.

Member Zacharzuk asked with C5 that they show all the elevations, but he would like to see a picture of the north side of the parking lot. Chair Pagano said the detached garage.

Attorney Lessig said everything we are doing for the big building will need to be duplicated for that building too – what it looks like now and what it will look like in the future and the same thing for the office building.

Chair Pagano made a motion to open the public hearing for 3 St. John Street Site Plan at 7:53pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano advised that no persons were present, and no comments received by Secretary Hart.

Attorney Lessig advised there were papers submitted by Yasin regarding proposed lighting and asked for a copy. Copies provided to Attorney Lessig and Board members.

Chair Pagano made a motion to table the public hearing for 3 St. John Street Site Plan at 7:56pm to January 12, 2023 at 7:00pm. Motion seconded by Co-Chair Pearson. All in favor. Motion approved.

Chair Pagano made a motion to table the site plan application for 3 St. John Street listed under Tax Parcel ID 6272-10-436749 to January 12, 2023 at 7:00pm. Motion seconded by Co-Chair Pearson. All in favor. Motion approved.

#2. Red Hook Engineering

Owner: Market at Ludlow

Tax Parcel ID #: 6272-10-444720

90 W. Market Street

Special Permit/Site Plan

Present: Tim Lynch, Engineer

Mr. Mozier, Owner

Tim Lynch advised that applicant is looking to convert what was built as a mixed use building/professional office to a two family apartment. Building, doors, externally to stay as it is and they have application into the County for upgrading the septic system and said it is a little tight to get 6 bedrooms in there, but application is for 6.

Co-Chair Pearson referenced the note on plan which states Five Bedroom Design but lists 6 bedrooms. Mr. Lynch said he will correct that.

Chair Pagano asked if listed was existing trees and parking area. Mr. Lynch said yes.

Chair Pagano asked about the existing parking area and entry to the existing apartment. Mr. Lynch advised the existing driveway comes off the driveway at the southeast corner. Chair Pagano said she sees 3 entries. Mr. Lynch said there are 3 entries and the southeast corner is the main entrance to the apartment and the current entrance for the professional building is off Market Street and a back door on the deck. Mr. Lynch advised it is likely that the front apartment will also have the door off the deck for use.

Chair Pagano said no changes to the exterior. Mr. Lynch said no.

Chair Pagano said there is no change to lighting.

Chair Pagano asked if they are abandoning the 2 existing leech pits and the existing tank pumped empty and everything new is on the west side. Mr. Lynch advised they are not in the sewer district. Sewer location was discussed.

Member Markusen-Weiss asked if there was adequate parking. Mr. Lynch said there is plenty and they need 2 spots and there are 6 spots.

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

Chair Pagano made a motion to waive a public hearing. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to approve the Special Permit/Site Plan for property located at 90 W. Market Street listed under Tax Parcel ID 6272-10-444720 with the following conditions:

1. Board of Health Approval

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

Chair Pagano advised that the next Planning Board Meeting will be held on January 12, 2023 at 7:00pm.

Chair Pagano made a motion to adjourn the December 8, 2022 Planning Board meeting at 8:09pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Lara Hart
Secretary
