

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
April 13, 2023**

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

Chair Pagano opened the April 13, 2023 Planning Board Meeting at 7:00pm with the Pledge of Allegiance.

Chair Pagano announced that there was a quorum for this evening's meeting.

Chair Pagano made a motion to approve the Planning Board meeting minutes dated March 9, 2023. Motion seconded by Member Pearson. All in favor. Motion approved.

Agenda Item #1.

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3 St. John Street

Tax Parcel ID #: 6272-10-436749

Chair Pagano announced that the applicant has requested to withdraw the site plan application, and advised application is now withdrawn from the Agenda for the Village of Red Hook Planning Board.

Chair Pagano made a motion to close the public hearing for 3 St. John Street listed under Tax Parcel ID 6272-10-436749. Motion seconded by Member Pearson. All in favor. Motion approved.

Agenda Item #2

Lauren Cunningham

7 East Market Street

(Owner: Baright)

Tax Parcel ID: 6272-10-444720

Present: Lauren Cunningham

Chair Pagano announced applicant is present for sign approval. Chair Pagano advised that the proposed signage is 30 x 36, doubled sided with hardware with 8 feet clearance from the sidewalk, which is 7 1/2 square feet, which is within the guidelines of Section 200-38.

Chair Pagano asked the Board members for any comment.

Member Pearson asked if they were using existing or new brackets. Lauren advised existing would be taken down and new one would look similar to the Crow's nest down the street. Lauren advised that she is working with Kevin Mowry with Mobile Graphics.

No other comments.

Chair Pagano made a motion to approve the proposed hanging sign for property located at 7 East Market Street, listed under Tax Grid #6272-10-444720, 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. Motion seconded by Member Pearson. All in favor. Motion approved.

Agenda Item #3

Eugene Cascone
7373-7375 South Broadway
(Owner: Varlaro)
Tax Parcel ID: 6272-10-444720

Present:

Eugene Cascone, Applicant
Joseph Varlaro, Owner of Property
Robert Murray, Engineer

Mr. Cascone advised they are proposing a dance studio with the upstairs being divided into 2 rooms; downstairs would be an office for a physical therapist on the right side; left side removing garage doors and front will have a retail store for dance merchandise and office space.

Engineer Robert Murray advised that the property is very attractive with the upstairs already being an assembly and that there are maybe 12 kids at a time and indicated they showed parking plan of 16 spots but that there are actually 21 spots which works functionally and that he feels they don't even need all those spots, and that the loop was perfect for this use. Mr. Murray asked the Board for their suggestions.

Mr. Cascone advised that the current owner has 16 spots there now because there is a dumpster but that the dumpster will be taken out.

Chair Pagano said in terms of parking that within the Code there are guidelines that are based on the square footage which will tell you how many parking spaces, at a minimum, you will need at your site, and this will need to be shown on the plans.

Chair Pagano advised no response to the Referral submitted to the County has been received.

Chair Pagano said tonight we will go over all that needs to be added to these plans prior to approval.

PARKING

Chair Pagano asked that a zoning table be added showing calculations for parking spots and required numbers of spaces needed per Zoning.

Member Zacharzuk said to show a handicap space.

Member Pearson asked where the rest of the parking would be located. Mr. Murray submitted a new drawing showing amended parking.

Chair Pagano said the new site plan, at a minimum, has to comply with Code and feels there is plenty of space and does not feel there will be any issue with parking.

PAVEMENT

Chair Pagano asked if the entire property in the back was paved. Mr. Cascone said it was all grass. Mr. Varlaro said tenant parking is behind and over dirt.

Chair Pagano asked if the plans could include the grass area and to show the site as it exists, and showing parking as proposed.

LIGHTING

Chair Pagano asked if there would be any new lighting. Mr. Cascone said if they needed to, but that the owner has lighting out front and on the side, but that he is having an electrician come to look at it and will possibly add more on the side. Chair Pagano said if you make that determination before the next meeting then this Board can incorporate the lighting approval, or they would need to come back. Mr. Cascone asked if there were any restrictions. Chair Pagano advised that any lighting be angled away from neighboring properties and roadways and should be the minimum wattage necessary. Chair Pagano advised that this Board will set a condition of 60 days to revisit lighting should there be any issues.

SIGNAGE

Mr. Cascone advised they will be using the existing bracket for a hanging sign. Mr. Varlaro said **he was approved for hanging and façade signage**. Mr. Varlaro said he will take his sign down and leave the brackets.

Chair Pagano advised that a hanging sign can be 12 square feet and a facade sign can be 24 square feet.

Member David Markusen-Weiss asked if they said they were getting rid of the garage door.

Mr. Cascone said yes and it was the one on left in front of the building because it will be insulated and a door installed and have a waiting room. Member Markusen-Weiss said this Board will need to see the elevations for that. Member Markusen-Weiss asked if that would be primary entrance. Mr. Cascone said yes, for the customers, and a front door for the store and office.

Chair Pagano asked if they could show the interior layout on the plans. Mr. Cascone said the building inspector told him that would be on building plans and not required for the site plan.

Mr. Murray thanked the Board and said they feel they have a clear idea of what this Board requires.

Chair Pagano said by the time you get your site plan approval this Board will need elevations both existing and proposed and interior layout. The Board decided that they would only need elevations as proposed.

Chair Pagano advised that this property is in the NMU District (Neighborhood Mixed Use) and all proposed uses were permitted under Section 200-12.

USES

Proposed uses were discussed per Zoning and Board agreed uses would be as follows:

Personal Service Businesses - 200-12-j

Retail, general - 200-12(p)

Studies for training in art, music, dance 200-12-(p)

Mr. Murray said they don't want to over program the primary use which is the dance studio.

SEPTIC

Chair Pagano asked that the septic be shown on the plans.

Member Pearson advised the applicant to reach out to the Dutchess County Board of Health.

Mr. Varlaro felt that prior use was more than what the dance studio would require because second floor was approved as an assembly.

PT OFFICE

Member Markusen-Weiss asked if the PT Office would have their own entrance. Mr. Cascone said yes. Member Markusen-Weiss said that will need to be on the plans as well as signage.

SIGNAGE

Mr. Murray asked if that was 24 square feet total. Chair Pagano advised façade is 24 total and hanging is 12 total.

DRAINAGE

Member Pearson asked if there was any drainage. Mr. Varlaro advised there is a State owned drainage in front which they maintain and advised he pitched from parking lot to that drainage.

DUMPSTER

The board asked if the dumpsters would be removed. Mr. Cascone said yes, and they would only have rolling ones.

Member Pearson asked if they could patch the areas that are grass and label on the plans.

Chair Pagano made a motion to classify the site plan for 7375-7377 South Broadway, listed under Tax Parcel ID 6272-10-286526 as a TYPE II Action requiring no further environmental review. Motion seconded by Co-Chair Rogers. All in favor. Motion approved.

Chair Pagano asked the Board about a public hearing. It was decided that the Board would like a public hearing.

Chair Pagano made a motion to schedule a public hearing on the site plan application for 7375-7377 South Broadway, listed under Tax Parcel ID 6272-10-286526 for May 11, 2023 at 7:00pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to table the site plan application for 7375-7377 South Broadway, listed under Tax Parcel ID 6272-10-286526 to May 11, 2023 at 7:00pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Member Pearson asked if they could zoom out with the map on the next set of plans.

Chair Pagano made a motion to adjourn the April 13, 2023 Planning Board meeting at 7:40pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Lara Hart
Secretary
