

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
January 11, 2024**

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

Absent: Steve Zacharzuk

Chair Pagano announced that there was a sign in sheet for anyone present to speak for a public hearing.

Chair Pagano opened the January 11, 2024 Planning Board Meeting at 6:30pm with the Pledge of Allegiance.

Chair Pagano advised of members present and that there was a quorum for this evening's meeting.

Chair Pagano asked members if they reviewed the December 14, 2023 planning board minutes. Board members replied yes and had no comments.

Chair Pagano made a motion to approve the minutes of the December 14, 2023 Planning Board meeting. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #1.

Red Hook Community Center
59 Fisk Street
Tax Parcel ID# 6272-11-598636

Chair Pagano announced that the Red Hook Community Center has been operating since 2017 with no site plan approval. In August, 2023 this Board determined this was a non-conforming use under the NMU district. On December 11, 2023 the Village Board clarified the purposes and intent of the NMU District and as a result the Community Center is now a permitted use in the NMU District and this Board can commence with site plan review.

Kristina Dousharm, Architect with KDA, was present.

Ms. Dousharm advised this is old business and the site plan has no change and the goal is to add lighting to the parking lot.

Chair Pagano said this application is for site plan approval because there was no original site plan approval.

Ms. Dousharm said they are looking to clean up whatever needs to be cleaned up and the only physical changes are to add lighting. Chair Pagano said the Board received a copy of the lighting plan. Chair Pagano said there were 5 lamp posts, and this Board will set a lighting condition regarding review in 60 days to make sure there are no issues.

Chair Pagano asked about the existing septic. Ms. Dousharm advised this was in the new sewer use area. Chair Pagano advised amending the plans to include the sewer.

Chair Pagano asked if they were on Village water. Director Sara Ugolini said yes. Chair Pagano advised amending the plans to include this.

Ms. Dousharm said whatever the conditions are they will adjust plans accordingly.

Ms. Dousharm asked about the language for the 60 days for lighting review. Member Markusen-Weiss Indicated this was a condition upon approval.

Member Markusen-Weiss asked about where the water comes in and sewer goes out. Ms. Dousharm said they can modify that as an as built.

Chair Pagano asked about parking and said the plans will need a parking lot table. Ms. Dousharm said ok.

Chair Pagano spoke about Board of Health approval and that it would not be needed since being in the new sewer use area.

Member Pearson asked if there were any trees along the road near the parking area. Ms. Ugolini said there are a few tiny ones. Member Pearson said they can put on their list next fall for tree planting.

Chair Pagano said when doing the parking table to do by square footage and add the number of handicapped spaces.

Ms. Dousharm asked if they wanted anything noted for the trees. Member Pearson said to show what is there now.

Chair Pagano said a public will need to be scheduled for next month.

Chair Pagano made a motion to set a public hearing for the site plan application for 59 Fisk Street listed under Tax Parcel ID 6272-11-598636 for February 8, 2024 at 6:30pm. Motion seconded by Member Pearson. All in favor. Motion approved.

Member Rogers asked about the lights and to take into consideration the bulbs and wattage.

Ms. Dousharm said they could use 2700-3000 Kelvin lighting and that it will not be blue and have a warmer tone.

Chair Pagano asked about SEQR and if she could do the one that self populates because the one submitted by Sara was not complete. Ms. Dousharm said yes, she will complete from the NYS website and resubmit. Ms. Dousharm asked about the terms of SEQR. Chair Pagano said it will probably be unclassified and done at next month's meeting.

Chair Pagano made a motion to table the site plan application for 59 Fisk Street listed under Tax Parcel ID 6272-11-598636 for February 8, 2024 at 6:30pm. Motion seconded by Member Pearson. All in favor.

Agenda Item #2

Marie Welch – for Thomas LeGrand
St. John Street & 49 W. Market Street
Tax Parcel ID#'s: 6272-06-389759 & 6272-06-383756

Present: Marie Welch, L.S. and Thomas LeGrand, property owner

Chair Pagano asked if they wanted to present changes as requested from the last meeting or do the public hearing first.

Chair Pagano made a motion to open the public hearing for the lot line alteration for property located at St. John Street and 49 W. Market Street listed under Tax Parcel ID#'s: 6272-06-389759 & 6272-06-383756 at 6:45pm. Motion seconded by Member Rogers. All in favor. Motion approved.

Ms. Welch advised that Mr. LeGrand is the owner of the two pieces of property formerly owned by Albert Trezza – one being 49 W. Market Street and the other that borders on the easterly and southerly lines on Saint John Street. Ms. Welch advised Mr. LeGrand's proposal to do a land swap between the 49 W. Market Street property with the Saint John Street Property to make the Saint John Street parcel larger and the West Market Street parcel somewhat smaller.

Ms. Welch said the condition they talked about with the Planning Board regarding usage and existing parking being used in that area that they would provide a permanent easement for parking on the piece of land being conveyed on Saint John Street.

Member Rogers asked if this was part of a larger project. Ms. Welch said Mr. LeGrand were present his evening and that part of his proposal is to come back with a site plan for a combined second lot for a building, which would be in the General Business District, and would be an office below and residential above. Ms. Welch said this is not part of this application.

Chair Pagano asked if the note was added about the two parcels and shared parking. Ms. Welch advised at this point she just left a permanent easement for usage at 49 W. Market Street since there is no current use for parking for a vacant lot and that would be part of the next process.

Ms. Welch said the areas were corrected as requested by this Board. Chair Pagano said other requested changes by the Board have been completed.

#1. Kristin Luks - 51 W. Market Street, Red Hook

Mrs. Luks spoke and advised that she lives in the residential district which borders this adjoining lot. Chair Pagano said that depends on how you define adjoining but does not border it. Mrs. Luks said she does no border but the zone she lives in borders this zone. Mrs. Luks said she was across the street and asked from what she understands by what was said is that they are proposing to make the W. Market Street lot the smaller of the 2. Mrs. Welch showed the plans and explained the parcels. Mrs. Luks said that makes sense and said she assumes at the next meeting they will be proposing lot line and buildings. Mrs. Welch asked what she meant by lot line. Mrs. Luks said she meant setbacks. Chair Pagano said at some point because Mr. LeGrand said he will be building on the lot.

Chair Pagano advised no other person were present to speak.

Chair Pagano made a motion to close the public hearing for the lot line alteration for property located at St. John Street and 49 W. Market Street listed under Tax Parcel ID#'s: 6272-06-389759 & 6272-06-383756 at 6:51pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano advised all changes requested by the Board at the last meeting were made. Chair Pagano asked Board members for any other comments. No comments received.

Chair Pagano said this Board reviewed the updates to the Plans and the W. Market Street lot is at 7,252 is still a conforming use and the new lot 10,000 square feet is conforming and being no further comments from this Board hereby makes a motion to approve the lot line adjustment for property located at St. John Street and 49 W. Market Street listed under Tax Parcel ID#'s: 6272-06-389759 & 6272-06-383756. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Marie Welch said she will get health department permission and submit final maps to the building department for signature, as well as showing the dashed lines that were mistakenly changed.

Mr. LeGrand thanked the Board for their time.

Agenda Item #3

Catherine Ackert

60 East Market Street

Tax Parcel ID 6272-11-567659

Owner: 60 East Market Street, LLC (owner's consent on file)

Chair Pagano announced that the applicant has submitted her request to withdraw this application.

Agenda Item #4

7366 South Broadway, LLC (Kaufman)

Tax Parcel ID 6272-14-320493

Chair Pagano noted for the record that a site plan for this application was previously approved as a non-conforming use in the NMU District and with the recent passing and approval of Local Law #4-2024 dated December 11, 2024 clarifying the permitted uses in the NMU District this parcel is now considered a conforming use.

Chair Pagano made a motion to adjourn the January 11, 2024 Planning Board meeting at 6:56pm. Motion seconded by Member Rogers. All in favor. Motion approved.

Meeting was covered by Jen Cavanaugh, Village Clerk
Minutes transcribed from recording by Secretary Hart
