

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

Present: Co-Chair Jim Rogers; Member David Pearson & Member Steve Zacharzuk

Absent: Chair Beth Pagano and Member David Markusen-Weiss

Member Zacharzuk motioned to open the July 11, 2024 Planning Board Meeting at 6:30pm. Motion seconded by Member Pearson.

Co-Chair Rogers asked all to stand for the Pledge of Allegiance.

Chair Pagano announced members present and that we had a quorum for this evening's meeting.

Member Zacharzuk motioned to approve the minutes of the June 13, 2024 Planning Board meeting. Motion seconded by Member Pearson. All in favor. Motion approved.

Agenda Item #1

Marie Welch, L.S. for Thomas LeGrand
St. John Street – Site Plan
Tax Parcel ID: 6272-06-389759

Co-Chair Rogers announced that Marie Welch, via email dated July 8, 2024, has requested that the public hearing and site plan application be tabled to the August 8th planning board meeting.

Member Zacharzuk motioned to table the public hearing for the site plan application for St. John Street to August 8, 2024 at 6:30pm. Motion seconded by Co-Chair Rogers. All in favor. Motion approved.

Member Zacharzuk motioned to table the site plan application for St. John Street to August 8, 2024 at 6:30pm. Motion seconded by Member Pearson. All in favor. Motion approved.

Agenda Item #2

Robert Dupont, Architect
Owners: James & Barbara Murray
12 Garden Street
Tax Parcel ID 6272-10-295638

Present: Rob Dupont, Architect
James & Barbara Murray, Owners

Chair Rogers announced that this application is for site plan review for construction of an accessory dwelling.

Mr. Dupont came forward to present and advised that the owners/Murrays have just under a ½ acre parcel in the R10,000 District, and would like to have one accessory dwelling on the parcel with the primary dwelling.

Mr. Dupont advised there were 2 former violet houses behind this residence and that the buildings are over 100 years old (pictures provided and shown to Board members). Mr. Dupont said buildings are very small and the greenhouses are gone; and have a footprint of 16x24. Mr. Dupont said there are two- but only one is in good shape and other in rough shape and the owners would like to demolish one of them and maintain the other one and build on the foundation to create an ADU (accessory dwelling unit).

Mr. Dupont advised the zoning ordinance calls for 500 square feet of habitable space and as result of that they have to expand the building to get to the 500, and that they are in the process of getting an area variance – side yard. Mr. Dupont said the project was already presented to the zoning board.

Mr. Dupont said there is no lot coverage issue as they are below the 15%; building is traditional style basically a small one-bedroom house; existing dwelling has electrical service that will feed this building as well as village water and septic.

Mr. Dupont explained that Dutchess County Parcel Access lists this property as a two-bedroom dwelling with a 1-bedroom accessory apartment and that they have already checked out the septic tank which is a 1,000 gal. concrete septic tank – relatively new, so they felt they had the capacity for the 3 bedrooms, but they reached out to the Health Department to see if they have any records and they do not, so they are now in the process of exploring existing septic to make sure of the capacity.

Dr. Dupont said there is no signage and pathway ground lighting in the back.

Member Pearson asked if there were only 2 parking spaces for both dwellings. Mr. Dupont said correct and that zoning ordinance requires 1 per dwelling. Owner, Barbara Murray advised there is room for more, on the driveway, all the way up.

Mr. Dupont explained to the Board habitable space.

Co-Chair Rogers asked the Board for questions and recommended deeming the application complete to be forwarded to the County for 239m review and set a public hearing.

Member Pearson asked if that was additional paving on the East side. Mr. Dupont said yes. Member Pearson said maybe could create some parking there. Mr. Dupont said it would be tight.

No further Board comments.

Member Zacharzuk made a motion to deem the site application for 12 Garden Street as sufficient and complete and to submit to the Dutchess County Department of Planning and Development for 239m review. Motion seconded by Member Pearson. All in favor. Motion approved.

Co-Chair Rogers made a motion to set a public hearing for the site plan for 12 Garden Street for August 8, 2024 at 6:30pm. Motion seconded by Member Pearson. All in favor. Motion approved.

Co-Chair Rogers announced that SEQR will be done at the next meeting.

Co-Chair Rogers made a motion to table the site plan application for 12 Garden Street to August 8, 2024 at 6:30pm. Motion seconded by Member Pearson. All in favor. Motion approved.

Agenda Item #3

Robert Dupont, Architect
Owner: Chew Family, LLC
7592 North Broadway
Tax Parcel ID 6272-07-514864

Present: Rob Dupont, Architect
Alex Chew, Owner

Co-Chair Rogers announced that application is for site plan review for use of a commercial structure as a nail salon in the General Business District. Prior use was a chiropractic office, but premises has been vacant for more than six months, which then requires site plan review per Zoning Section

Mr. Dupont came forward to present and advised he was present with his client, Alex Chew.

Mr. Dupont said there is no change in use and that the work being proposed outside will be moderate with a new business sign - explaining that the existing electronic sign will be removed and a standard painted 3x5 sign – double sided with shielded ground lighting.

Mr. Dupont said parking calculation was done based on the size of the building - 300 square feet which would require 7 parking spaces; and 5 spaces for employees and 2 spaces for subletting use – which gives a total of 14 spaces which are shown striped on the plans. Mr. Dupont said there is ample pavement and that he provided one handicap space.

Mr. Dupont said there is a planting bed on the south side of the building which Mr. Chew intends to add low bushes and flowers.

Member Pearson asked about the front planters. Mr. Dupont explained they were off the property line. Mr. Dupont indicated that his client had concerns about the grass area out front and felt it was the Village's responsibility. Member Pearson said he has Village property out front of his property and he has to mow it. Mr. Dupont said his client will probably be happy to mow it.

Mr. Dupont said they are not proposing any new lighting and that there are already a couple of light packs on the south side of the building.

Mr. Dupont said there will be a small dumpster in the back of the building on the paved area.

Member Zacharzuk asked if the fence on the north side was still there – near parking 7-14. Mr. Dupont said yes – on the south side.

Co-Chair Rogers asked about certain HVAC air flow requirements for nail salons. Mr. Dupont said he did not know but was hired to work with the owner with the interior as well but has not gotten to that yet. Secretary Hart advised that will fall under the building department. Mr. Chew said they have a big one for ventilation.

Secretary Hart advised Mr. Dupont that since this parcel is located within the new sewer use area that they have to obtain a letter from Delaware Engineering that the proposed sewer is adequate for this use. Mr. Dupont said he will contact Delaware Engineering.

Member Zacharzuk asked if they were changing the entrances into the building. Mr. Dupont said there is a primary entrance going into the nail salon and that Mr. Chew is adding another door in place of a front window to enter into a separate space and the back.

Co-Chair Rogers said there was no parking lot lighting. Mr. Dupont said no just building lighting that seems sufficient and that there are two telephone poles that have lights.

Co-Chair Rogers asked the Board for questions and recommended deeming the application complete to be forwarded to the County for 239m review and set a public hearing.

Member Pearson asked if there would be any effort to take asphalt away. Dr. Dupont said no. Member Pearson said so keeping it all. Mr. Dupont said yes, and it was perfectly good asphalt. Member Pearson pointed out the grass areas and said some could be taken away. Co-Chair Rogers felt it was a great idea due to drainage and flooding. Member Pearson asked if they were aware of any draining issues. Mr. Dupont said nothing that he is aware of. Member Pearson said to think about that and consider it. Mr. Dupont said he hates to disrupt existing pavement not knowing the base underneath and possibly ruining the edges. Mr. Dupont said he will talk to his client.

No further Board comments.

Co-Chair Rogers made a motion to deem the site application for 7592 North Broadway as sufficient and complete and to submit to the Dutchess County Department of Planning and Development for 239m review. Motion seconded by Member Pearson. All in favor. Motion approved.

Co-Chair Rogers made a motion to set a public hearing for the site plan for 7592 North Broadway for August 8, 2024 at 6:30pm. Motion seconded by Member Pearson. All in favor. Motion approved.

Co-Chair Rogers announced that SEQR will be done at the next meeting.

Co-Chair Rogers made a motion to table the site plan application for 7592 North Broadway to August 8, 2024 at 6:30pm. Motion seconded by Member Pearson. All in favor. Motion approved.

Co-Chair Rogers made a motion to adjourn the July 11, 2024 Planning Board meeting at 7:58pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Lara Hart
Secretary to the Planning Board
