

**VILLAGE OF RED HOOK  
PLANNING BOARD MEETING  
June 9, 2011**

**Present:** Chairman Everett Pearsall, Member Paul Fredricks & Member Stephen Zacharzuk

**Absent:** Member Rodney Morrison & Building Department Secretary, Lara Hart

Chairman Everett Pearsall made a motion to open the Planning Board meeting (no time was recorded). Meetings commence at 7:00pm. Seconded by Member Paul Fredricks. All in favor.

**#1.**

**Dr. Paul Mozer**

**100 W. Market Street**

**Site Plan Application**

**Represented by Marie Welch, of Welch Surveying**

**Tax Grid #:6272-05-173787**

Marie Welch was present and indicated that she submitted to the Board the site plan application, SEQR Short Form, letter of representation and site plan.

Member Paul Fredricks asked Marie Welch if the property was sub-divided now. Marie Welch responded no. Marie Welch indicated she only has a dash-line where the proposed lot line alternation was going, but did not show those lines, because they do not yet exist -she has submitted a separate application for that. The submitted revised site plan is to put in an accessory apartment in the basement of the existing dental office at 100 W. Market Street, formerly known as 2 Benner Road. Member Fredricks clarified that Dr. Mozer and his wife are the owners of this property now through a corporation (owner name: Market at Benner, LLC), and that Dr. Cuttler is still a partner in the dental practice.

Marie Welch submitted a Site Plan for accessory apartment. Marie Welch It used to be two-family - but was never formally approved. Marie Welch would like it formalized. Marie Welch said it was, in her reading of the zoning law, a permitted use. Essentially they are taking a commercial building and putting in an apartment.

Chairman Pearsall asked Marie Welch if there was an exterior entrance to the apartment. Marie Welch indicated yes – at the south side of the building, with parking space at same location.

Chairman Pearsall asked if when originally changed to a dental office was there ever an issue with number parking spots? Dr. Mozer was presented and indicated one additional spot was added. Chairman Pearsall asked if there were still enough parking spots for the business? Dr.

Mozer indicated yes. Marie Welch also advised that tenants would typically not be there during business hours.

Member Paul Fredricks has no issue or problems with proposed site plan, so long as CEO Harkins is ok with building/safety requirements.

Member Stephen Zacharzuk has no issue or problems with proposed site plan, so long as parking is not an issue. Ms. Welch did advise that Dr. Mozer currently has an easement over a portion of the property.

Chairman Pearsall read the SEQR Short Form and answered all questions in Part II, which indicates that the proposed action will not result in any significant adverse environmental impacts.

Chairman Pearsall made a motion to declare negative declaration for SEQR. Seconded by Member Fredricks. All in favor.

Chairman Pearsall made a motion to approve the site plan for 100 W. Market Street for the accessory apartment, with condition being that there are no issues found by CEO Harkins. Seconded by Member Stephen Zachazuk. All in favor.

**#2.**

**Dr. Paul Mozer & Dr. Bruce Cuttler      100 & 102 W. Market Street      Subdivision (lot line alteration)**

**Represented by Marie Welch, of Welch Surveying  
Tax Grid #: 6272-05-173787 & 6272-05-150785**

Marie Welch was present and indicated that she submitted to the Board the application for lot line alteration, SEQR Short Form, letter of representation and plans for lot line alternation.

Marie Welch indicated that the reason for this lot line alteration application is to put the actual parking spaces as they exist on the lands that belong to Dr. Mozer through the LLC.

Marie Welch has met with both Dr. Cuttler and Dr. Mozer at the site, who are both in agreement with the location of this proposal. Dr. Cuttler will maintain an easement to use a part of the driveway.

Marie Welch indicated that the setback is 15.9 feet (minimum requirement is 15 feet). Marie Welch advised that she has made sure that there is 25.5 feet on the projection of the east wall of the building. There already exists a driveway maintenance agreement, which will switch in terms because of Dr. Mozer owning it now. Their attorney will make necessary changes for that.

Member Zacharak asked the easement if Cuttler were to sell the property. Marie Welch indicated that the easement will run with the land.

Member Zacharzuk asked for Marie Welch to point out where the septic system was (on the west side). Marie Welch did also mention that it was not on this map, but when they previous had the site plan approved they agreed to convey an easement to the Village of Red Hook for potential sidewalks – it is not on this map, but she will make sure it gets on the next submission. Marie Welch also wanted to remind that the building department needs to submit plans to Dutchess County.

Chairman Pearsall read the SEQR Short Form and answered all questions in Part II, which indicates that the proposed action will not result in any significant adverse environmental impacts.

Chairman Pearsall made a motion to declare negative declaration for SEQR. Seconded by Member Fredricks. All in favor.

Chairman Pearsall made a motion to set a public hearing for 7:00 pm on July 14, 2011, wherein the regularly scheduled planning board meeting will follow. Seconded by Member Zacharzuk. All in favor.

Chairman Pearsall made a motion to table the lot line alteration application for 102 W. Market Street for an accessory apartment, to July 14, 2011. Seconded by Member Fredricks. All in favor.

Dr. Mozer spoke to ask that since they were offered conditional approval upon CEO Sam Harkins granting his approval on the apartment, do they need to come back in front of the board? Ms. Welch indicated that they do not have to come back in front of the board. Chairman Pearsall agreed and advised that when CEO Harkins gives his approval you are all set.

Chairman Pearsall tabled the approval of the May 12, 2011 minutes to the July 14, 2011 planning board meeting.

Chairman Pearsall made a motion to close the planning board meeting (no time was recorded).  
Seconded by Member Fredricks. All in favor.

Respectfully submitted,

LARA HART  
Village of Red Hook  
Planning & Zoning Secretary  
(minutes were transcribed from tape recording, due to secretary being absent from meeting)





