

#3. Mark Brocchetti

46 West Market Street

Site Plan

Chairman Mirando asked the Applicant if he received a copy of the most recent letter from the Dutchess County Planning. Applicant said yes.

Chairman Mirando advised that the County responded to the resubmission.

Mr. Brocchetti advised that revisions were made to the plans and that the last submission consisted of two site plans, one of which was old, and showed parking that did not exist and felt that this was confusing. Applicant advised that Marie Welch prepared a new site plans which shows 9 parking spots which he was advised by CEO Harkins would be required according to square footage of the building. Applicant advised that they also had a letter from property owner KDK giving permission to use the other parking spots on-site. Applicant advised that the proposed business would not open until 5pm. Chairman Mirando asked if he was adding additional seating outside. Applicant advised they are asking for 12 seasonal seating.

Chairman Mirando asked if septic was adequate. Applicant said it is and that the lot has its own septic sytem which is a 1,000 gallon tank. Chairman Mirnado asked if there was a grease trap. Applicant advised that one would be installed. Chairman Mirando was concerned about the septic system and that Dutchess County Department of Health would have to give approval. Applicant said correct.

Chairman Mirando asked if Marie Welch could revise the plans to show which parcel is "42 & 44 West Market" and which parcel is "46 West Market", and that the property lines should be in the legend.

Member Pearson asked the applicant if he knew the location of the current septic tank. Applicant said it was in-between the 3 parking spaces 23, 24 & 25 in the rear.

Chairman Mirando again stated that the applicant would need Dutchesss County Board of Health approval. Applicant advised that he will need site plan approval in order to get Dutchess County Health Department approval. Chairman Mirando said that this can be a condition of approval.

Chairman and Board Members gave conditions of approval as follows:

Dutchess County Board of Health Approval on the septic system

Revision of Plans to include property lines in the legend

Revision of Plans to include the limits of lots 42, 44 & 46

That the tree in the front to remain and should it be removed that another be planted in its place

Relocation of the dumpster to spot #17

DOT approved signage for “enter only” and “exit only”

Plans to be revised to clarify exact location of transformer pole

Plans to be revised to clarify parking space #22 (current plans show a solid line through that spot)

Member Hanson asked what made applicant decide on a taco place. Applicant said it will be a modern twist on authentic Spanish and Latin cuisine.

Chairman Mirando asked for the total seating. Applicant advised around 30 seats. Applicant advised that he spoke with the Department of Health about seating and they said that the 1,000 gallon tank would be fine. Chairman Mirando said that is just for septic and disposal and that most likely there is a drywell, but that he may have to involve an Engineer.

Member Towle asked about the western entrance being “enter” only due to the dumpster. Applicant said there is no enter or exit sign so both sides of the building are either enter or exit. Member Towle said the County was suggesting that the western side entrance be eliminated and possibly used for outside tables and landscaping and Member Towle agreed and asked the applicant if he ever considered that. Applicant said no because the eastern side is not a full double lane exit and enter and would prefer to use the whole area as exit and enter. Member Pagano said what Member Towle is saying is to eliminate that means of ingress and agrees to the property and instead put pavers down and add landscaping and create additional seating towards the front. Member Pearson asked if the eastern end driveway in one-way. Applicant said it is bigger than one-way but not two-way. Chairman Mirando said he would be concerned about people trying to get in and out at the same time and possible having a one-way sign in and one-way sign out. Chairman Mirando asked if the dumpster could be moved to the back corner near parking location 17. Applicant said that there is plenty of room there. Chairman Mirando said parking spot 22 would be the best place for the dumpster location. Chairman Mirando had concerns about backing out of parking spot and hitting transformer pole. Applicant said there is plenty of room. Member Pearson asked if the spots go up in the daytime. Applicant said he sees about 6-7 spots fill during the day, 3 being vans that are owned by the County. Member Towle asked when the dumpster comes. Applicant said Thursdays around 10am. Member Pearson agrees with moving the dumpster.

Chairman Mirando said handicap spots need to be painted according to ADA. Member Pagano said handicap spots are not on this lot and are on lot 42-44. Chairman Mirando asked if the parking spots were painted. Applicant said yes.

Member Pearson said it sounds as if parking would not be an issue during the day but could fill at night and therefore it would be better to have one way traffic flow delegated by signs.

Member Towle asked how applicant differentiates between during the day when the entrance to the use of the other structures on the east side and that they go in and out on the same access point. Applicant said they do that right now but that the west side driveway is not used. Chairman Mirando said then maybe the Board should not put a restriction on egress here and on the eastern entrance and just required a "one-way" entrance on the west side. Applicant's wife was present and advised that you can miss the western entrance because it is hard to see so the one-way going in on the west and the two-ways going in and out on the east would be the best option.

Member Towle asked for the resolution in terms of the differences in the use of ingress and egress between before 5pm and after 5pm. Chairman Mirando said west entrance will be one-way enter full time and eastern side will be in and out.

Chairman Mirando asked about parking spot 22 and his concern of the electrical transformer pole. Board and applicant were unsure of its location. Applicant said he thinks it may be on the Church property location. The Board asked that Marie Welch provide more details on transformer pole location.

Chairman Mirando asked about the seasonal planter in the front. Applicant said they will be seasonal wooden planters which are portable. Chairman Mirando asked if there will be concrete under the tables. Applicant said no they will be using pavers.

Chairman Mirando made a motion to approve the Site Plan with Conditions set forth above for 46 West Market Street. Motion seconded by Member Pagano. All in favor.

Chairman Mirando made a motion to table the signage application for J & J Gourmet – 1 East Market Street - to April 9, 2015. Motion seconded by Member Towle. All in favor.

Board members asked that Secretary Hart speak to CEO Harkins about the awning signage in front of the business of J & J Gourmet, and if a business can have both hanging and façade signage.

Chairman Mirando made a motion to close the March 12, 2105 planning board meeting at 7:40pm. Motion seconded by Member Pagano. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board

