

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
June 11, 2015**

Present: Acting Chairwoman Beth Pagano, Co-Chairman Mark Mirando, Member David Pearson, Member Don Hanson and Member Ray Towle

Acting Chairwoman Pagano opened the June 11, 2015 Planning Board Meeting at 6:01 pm with the Pledge of Allegiance.

#1. Modern Taco Property Owner: KDK Realty Tenant/Applicant: Mark Brocchetti Tax Grid #6272-10-378736	46 West Market Street	Site Plan Conditions/ Discussion
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Present: Mark Brocchetti

Chairwoman Pagano advised that the applicant was present to review site plan comments prepared by Marie Welch and to discuss clarifications to original approval.

Acting Chairwoman Pagano advised that the first comment would be the dumpster location and she felt that putting the dumpster in space 17 was for ease of access of the truck, but it was depicted on the plan in parking spot 22. Chairwoman Pagano advised she did a site visit with CEO Harkins and felt that if parking spots 21 & 22 were removed and the dumpster was in that space than the truck could drive-in; come forward into the dumpster; back up and leave. Co-Chairman Mirando said he was concerned with parking spot 22 because he felt the truck could possibly hit the power pole. Chairwoman Pagano advised that the power pole is not on 46 but in the parking lot of the Methodist Church and that Marie Welch had it in the plan because it is just on the boundary line; and that the pole is on the other side of a 3 ½ feet high wall. Pictures were shown to the Board which was provided by Marie Welch. Co-Chairman Mirando said that accidents could happen and noted that the pole is on this side of the wall and that he would agree only if parking space 21 & 22 were used for the dumpster. Co-Chairman Mirando asked if 6" bollards could be put around the pole. Chairwoman Pagano showed that the junction box is flush with the ground. Member Hanson said he was in agreement with using parking space 21 & 22 for the dumpster. Applicant said that they could box it in around the pole. All board members were in agreement with using space 21 & 22 for the dumpster and that the applicant box in the pole.

Acting Chairwoman Pagano advised that with regard to the location of existing septic system and grease trap that it is the understanding of the Board that the grease trap will be inside the building and will be approved and inspected by the Department of Health.

Acting Chairwoman Pagano asked that Marie Welch indicate in bold larger numbers "42-44" on the site plan (in the middle where it says macadam parking area).

Acting Chairwoman Pagano said that it was the understanding of the Board that the tree is existing and remaining, but asked that should it be removed or should it die, that it be replaced according to the Guidelines of the Village Green Committee. Applicant was in agreement.

Acting Chairwoman Pagano said with regard to the "One Way" sign that the Board is requesting that the sign be in accordance with MUTCD (Manual Uniform Traffic Control Devices). Board agreed that the sign should be on the west side of the driveway with one on each side. Co-Chairman Mirando asked that it be kept out of the DOT right-of-way. Applicant was in agreement.

Acting Chairwoman Pagano said with regard to the directional arrow marking on the site plan that Marie Welch was just indicating that on the plan and did not intend that the applicant paint actual arrows on the pavement. Co-Chairman said it could be optional, but that there was nothing to prevent anyone from coming out the wrong way. Co-Chairman Mirando said he felt that there should be a "do not enter" sign near the old dumpster location. Applicant said you would not see it. Chairwoman Pagano said that if this becomes an issue it can be readdressed.

Acting Chairwoman Pagano asked the applicant about the existing planters from the road to the dumpster and what the plans were for those. Applicant advised it was filled with sunflowers. Applicant advised they are dressing up the site and may be adding arborvitae.

Acting Chairwoman Pagano asked the Board for any other comment. Member Towle said he had concern about the egress on the east side and asked about when cars are going in and out. Applicant advised that there is room for two but that it is tight. Member Towle said he expects that that area will be used for the entrance as well and had concerns but understands that it is there and already being used. Member Hanson asked if there had been any issues when the bakery was there. Board and applicant did not know the answer to that. Member Pearson said that they are already experiencing it and that it can be done but that it was tight. Chairwoman Pagano said people will have to be patient.

Acting Chairwoman Pagano asked if they were going to pave the patio under the window. Applicant advised they are adding a French door in that area and they fenced in that area because it was a liquor authority regulation. Applicant advised that for access to the patio you will need to enter at the front door and go out through the French doors.

Secretary Hart said she will forward details to Marie Welch.

Acting Chairwoman Pagano made a motion to accept the April 9, 2015 Planning Board Minutes. Motion seconded by Co-Chairman Miranda. All in favor.

Member Towle made a motion to close the June 11, 2015 planning board meeting at 6:25pm. Motion seconded by Member Pearson. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board