

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
May 12, 2016**

Present: Chair Beth Pagano, Member David Pearson, Member Don Hanson & Member Ray Towle

Absent: Co-Chair Mirando

Chair Beth Pagano opened the May 12, 2016 Planning Board Meeting at 7:00 pm with the Pledge of Allegiance.

#1. 7476 South Broadway – Lucoli (Signage)

Applicant, Nobile Attie

Applicant Nobile Attie was present.

Chair Pagano advised this application was a continuation for signage from February 11, 2016 to include one additional small sign located on the fence at the Natural Food store. Member Towle asked if the sign was secure. Nobile said it was but not locked. Chair Pagano asked the Board members if they had any comment on the signage. Member Hanson had no problem and said he would like to see this Board help businesses. Chair Pagano had a concern if another business asked for the same type of signage. Member Hanson said that can be handled if and when it comes up. Member Pearson said he was concerned of this setting precedence. Mr. Attie said if it became an issue he would remove it. Member Towle felt this issue could be addressed in the future and he was only concerned about it blowing down or being stolen. Member Hanson asked who owned the property. Mr. Attie advised KDK. Member Hanson said to encourage the owner to put up a pole for business signage. Mr. Attie said he would look into that.

Chair Pagano made a motion to accept the signage application as submitted and amended for Nobile Attie for 7476 South Broadway for business name Lucoli Brick Oven Pizza, both façade and hanging with a condition that the building inspector will make sure that the hanging sign is secure. Motion seconded by Member Towle. All in favor.

#1. 19 W. Market Street – Bubby’s Take Away (Site Plan)

Applicant, Bjanete Andersen

Applicant Bjanette Andersen was present.

Applicant advised that she would like to change her original application submission to remove

one bush to the other side and add paving stones and have one table and chairs under only the window side. Applicant advised that table service would not be offered at this seating area. Member Pearson asked what kind of surface would be on the ground. Applicant advised flat natural stone. Member Pearson asked only the right side. Chair Pagano said it is the east side. Chair Pagano said it does look to be close to an 8 foot width. Chair Pagano said she had a concern with BOH if more seats were being added. Applicant advised that the inspector would be there next week and was not sure about that issue. Applicant advised that her capacity was for 17 inside seats. Chair Pagano asked how many seats were inside now. Applicant advised it was set up for 17. Member Pearson said the worst scenario would be that the BOH allows only 17 seating and some inside could be removed. Member Towle asked in terms of temporary seating outside and no service if that counts. Applicant said she would need approval from this Board in order to get approval from the County. Chair Pagano said this Board needed to find out whose prevue this is. Member Towle said this is temporary, seasonable with no outside service and does not see this as a problem. Applicant advised that if the BOH has a problem with seating that for the summer she could remove 2 seats out from the inside. Member Pearson felt that this Board had prevue on this. Chair Pagano confirmed one table with 2 chairs. Applicant said she would like 4 chairs. Chair Pagano said she would have a concern of sidewalk encroachment with 4 chairs and recommends 2 chairs. Member Hanson said what J&J's has is nice with a table and chair on each side of their door. Applicant suggested a bench. The Board felt this would be fine. Applicant said this could be more effective for seating if this Board would only allow 2 chairs. Member Hanson said this was a good idea. Applicant indicated that she would like to rethink her application and will return after speaking with the health inspector. Chair Pagano requested a drawing of the pavers in her new submission.

Chair Pagano made a motion to table the Site Plan application for 19 West Market Street for Bubby's Take Away to the June 9, 2016 Planning Board meeting. Motion seconded by Member Pearson. All in favor.

#3. 37 West Market Street – Hitchcock & Co. (Signage)
Applicant, Nick Herron

Applicant, Nick Herron was present.

Chair Pagano advised that the sign was on an existing bracket and is 4 ½ sq. feet which is within guidelines and securely fastened. Chair Pagano asked the applicant about lighting. Applicant said lighting was existing but they did upgrade to add LED and are in the process of finding warmer LED's. Applicant did advise that the lighting was in the middle but above the bottom edge of the sign. Chair Pagano said it was indicated on their submission packet that lighting was downward facing and it is not. Applicant said it is not. Chair Pagano said they were pointing sideways from under the eave. Chair Pagano asked what was upstairs. Applicant said he believes that 2 bard students are living upstairs. Applicant said lighting is concentrated on

the sign. Member Hanson asked if lighting will be on all night. Applicant advised it was on a Wi-Fi switch to turn on at dusk and off at midnight. Member Towle said he has no issues so long as the lighting does not interfere with tenants or traffic.

Chair Pagano made a motion to approve the hanging sign as submitted for property located at 37 West Market Street under tax grid #6272-10-403746 which signage conforms to Section 200-38 of the Code of the Village of Red Hook. Motion seconded by Member Towle. All in favor.

#4. 7514 North Broadway – Retail (Site Plan)
Applicant, Baright Realty, LLC

Tom Cummings, Cummings Engineering, P.C., present
Gary Baright, Present

Mr. Cummings advised that applicant Todd Baright could not be present this evening and read aloud a letter from Mr. Baright dated April 25, 2016 (letter on file).

Mr. Cummings spoke about the existing windows, canopy and new sidewalk proposed on the site plan. Mr. Cummings advised that from the end of the building the sidewalk will continue all the way back to the previous CVS. Mr. Cummings spoke about the side of building and what they are proposing with roof, fence, doors and garbage area. Member Pearson asked if a garbage truck backed into that space. Mr. Cummings said no. Mr. Baright said there are no garbage trucks just small bins. Member Hanson asked if this was going to be a strip mall like Hardscrabble Plaza. Mr. Cummings said no just one store outlining what would be there. Chair Pagano asked if they were demolishing the cinderblock building. Mr. Cummings said it will be taken down to the foundation and be built from the foundation up. Mr. Baright advised that this is a wooden supported two-story building. Mr. Cummings showed picture to what it looks like now to what it will look like when complete. Chair Pagano said there are a lot of notes on the site plan and asked that they layer some pages for the next meeting.

Mr. Baright said there were concerned with the parking lot when the property was listed for sale and that they are excited for this project. Mr. Cummings advised that the entire guardrail will be taken down and the sidewalk will continue all the way back which will help pedestrians. Mr. Cummings said there will be a lawn area with some ornamental trees. Mr. Baright

discussed the guardrail removal and what would take its place. Mr. Cummings pointed out the property lines on the site plan. Site Plan details, such as trees, siding and doorways were discussed. Member Towle asked that with the sidewalk extension would there be access to other businesses on the south. Mr. Cummings said no and that there may be another fence there now which he thinks is Charlie O's. Mr. Towle had a concern that parking would be used

for other businesses. Mr. Baright pointed out on the site plan where there would be a fence and walkway and they do not want the parking used for other businesses.

Chair Pagano asked if they would be re-doing the roof on the Route 9 facade as well. Mr. Baright said they have talked about but that they don't want to commit to something that possibly cannot be done.

Mr. Cummings spoke about the existing stairwell and that it will be removed. Mr. Baright said new stairs will be built which will now be enclosed.

Chair Pagano said the applicant will need a demolition permit.

Chair Pagano asked about lighting and asked for the height of the new fixtures. Mr. Cummings said they were about 15 feet above the pavement. Chair Pagano indicated that the lighting plan shows two, but the plans shows 3. Mr. Cummings indicated that there were only two lights with planters. Chair Pagano said she was concerned about spillage of lighting for apartments above. Mr. Cummings said if you were looking out you would be see the glow on the ground. Chair Pagano asked what the height was on the existing. Mr. Cummings said he thinks they are higher.

Mr. Cummings spoke on details with decorative panels below and above the windows. Chair Pagano said she would like to see the decorative panels to the front of the building. Mr. Baright said they are planning on that and agrees. The roof pitch was discussed. Chair Pagano asked if they would consider the light poles being a little more historic. Mr. Baright said yes. Chair Pagano asked for the applicant to provide cut-outs of the fixtures that will be replaced and to add extra pages. Chair Pagano asked for a picture of the fence. Chair Pagano said this is a two-story structure but a one story addition.

Chair Pagano asked Secretary Hart if the Board needed an Engineer to review the plans. Secretary Hart advised Chair Pagano to contact Robert Flores on Wednesday.

Member Towle asked with the stand-alone lighting if it could be more old-style. Chair Pagano showed a suggestion from her drawing. Mr. Baright said yes. Chair Pagano said the Board will need more details on lighting. Chair Pagano asked why two lights on each side instead of one. Mr. Cummings said there is one. Mr. Cummings thought it was to be one on each side and he will look into that. Chair Pagano asked about the 3 foot air space. Mr. Towle said only if it would interfere with traffic and does not feel this does. Chair Pagano said ok. Mr. Cummings said that Todd Baright is asking that the Board add to their approval that the building inspector

to evaluate the lighting and recommend to increase or decrease as they deem necessary. Chair Pagano said that will be discussed.

Member Towle asked that in looking ahead with the old CVS building does this play into that development of that space, and if so, the Village's overall plans are that we want access to our retail, particularly in the downtown area, to be along the street and have access there, is there any possibility of that building remaining as a space or something else to be built so that it carries on at the sidewalk street level going north. Mr. Baright said it has been discussed but the building is there now and there are cost concerns. Mr. Baright discussed adjoining property lines and parking issues. Member Hanson spoke on keeping it historic and green. Mr. Cumming said yes.

Chair Pagano made a motion to table the Site Plan application of Baright Realty, LLC for 7514 North Broadway to June 9, 2016 to include more drawings and cut-outs. Motion seconded by Member Towle. All in favor.

Chair Pagano made a motion to accept the minutes of the planning board dated March 10, 2016. Motion seconded by Member Pearson. All in favor.

Chair Pagano made a motion to close the March 10, 2016 planning board meeting at 8:15pm. Motion seconded by Member Towle. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board