

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
June 9, 2016**

Present: Chair Beth Pagano, Co-Chair Mark Mirando, Member David Pearson, Member Don Hanson & Member Ray Towle

Chair Pagano opened the June 9, 2016 Planning Board Meeting at 7:00 pm with the Pledge of Allegiance.

#1. 35 West Market Street - Cleo Post – Rainbow Body Yoga (Signage)

Applicant Cleo Post was present.

Cleo advised that she would be replacing the existing sign there for Vibe Dance Studio.

Co-Chair Mirando asked when the Vibe Dance Studio sign was being taken down. Applicant did not know. Chair Pagano asked if she was having her sign made now but will put it up once the Vibe Dance studio sign is removed. Applicant advised yes. Chair Pagano asked if she would be using the existing brackets. Applicant advised yes. Chair Pagano indicated that a condition would be that the sign have the 8 foot clearance from the ground. Co-Chair asked if there would be lighting. Applicant advised no.

Chair Pagano made a motion to approve the signage for Rainbow Body Yoga as submitted to be located at 35 West Market Street with the condition that the sign cannot be erected until the removal of the Vibe Dance Studio sign; that it be at least 8 feet off the ground and that it meet all provisions of the Code of the Village of Red Hook. Motion seconded by Member Pearson. All in favor.

#2. 19 W. Market Street – Bubby’s Take Away (Site Plan)

Applicant, Bjanete Andersen

Applicant Bjanete Andersen was present.

Applicant advised that she would like to continue with her original plan for one table and two chairs.

Member Towle asked what the purpose was for a table & chairs as to a bench for people waiting. Applicant said she would like people to be able to sit out there even though there would be no table service, but the option to sit outside would be nice and the bench was an option because this Board only would allow two seats. Chair Pagano said pavers would be added after removal of the bush. Applicant said yes.

Chair Pagano advised that Dutchess County Department of Planning replied to the Referral that this application was a matter of local concern.

Chair Pagano made a motion to waive the SEQR process. Motion seconded by Member Towle. All in favor.

The Board discussed conditions for approval.

Co-Chair Miranda asked for details from the May 12, 2016 meeting due to being absent. Chair Pagano went over details with the Board. Co-Chair Miranda asked the applicant if she got a letter from the Health Department that they were ok with the additional seating because this should be part of the record.

Chair Pagano made a motion to approve the site plan for 19 West Market Street for Bubby's Take Away in accordance with original submitted of May 12, 2016 with conditions that there will only be one table with two chairs on the east side; that applicant obtain a letter from the Health Department that the addition of two seats outside of the establishment are acceptable; and that the planning board be given a copy of the letter for the file. Motion seconded by Co-Chair Miranda. All in favor.

#3. 7514 North Broadway – Retail (Site Plan)
Applicant, Baright Realty, LLC

Tom Cummings, Cummings Engineering, P.C., present
Todd Baright, present

Todd Baright said he submitted a color rendition showing a fair representation of the proposed colors.

Todd said since the last meeting they have made the 5+ changes and they have submitted a photograph of the light fixture. Mr. Baright asked if the Board was ok with the light fixture. Chair Pagano said yes. Lighting details pertaining to fixtures and locations were discussed. Co-Chair Miranda asked if the 15 foot in height was in addition to the concrete pier. Mr. Cummings advised when they did the photo metrics it was 15 to the surface of the lens. The Board referred to the response from Dutchess County Department of Planning with regard

to lighting. Chair Pagano asked for specs in the lighting. Todd Baright read a paragraph that he would like added to approval as a condition "The Planning Board shall have the right to require the land owner to change, increase/decrease or shield the light output of the parking lot lighting fixture(s) for visual impact and/or safety within 60 days or issuance of the Certificate of Occupancy."

Chair Pagano spoke about the hot spots regarding lighting. Mr. Cummings said that is due to being at 15 feet and that being at 20 feet it would diminish. Mr. Cummings said you would have to add a lot of more lights all over, but would risk running into them with vehicles because this is a small parking lot, or put them up high like the existing, so that by the time the light gets down to the surface it would be diminished because of being spread out – so this makes it a catch 22 situation. Co-Chair asked if lights would be on all night. Mr. Baright said yes and that would be safer. Co-Chair asked if it was possible to use a bulb with lesser output. Mr. Baright said on the building they will have recessed lights all the way down. Lighting option discussions were continued. **Mr. Baright advised he will submit an amended plan with the Board's recommendation for lighting with a color chart for brightness.**

Chair Pagano referred to the comments from the County regarding soffit lights. Chair Pagano said that Mr. Baright's plan shows them even higher than the hottest point in the parking lot. Mr. Cummings said that was for brightness and safety, and that's why they are suggesting the paragraph about increasing or decreasing as the Board requires. Discussions continued. **Mr. Baright asked that the Board agree to a max of 12 for the soffit lights with the Board having the option to change if too bright.** Mr. Cummings went over the common foot candles required for stairways, supermarkets, offices, dining and classrooms. Mr. Cummings agreed that 10-12 maximum would be good for this. **Mr. Baright said he will order the colors to match.** Mr. Cummings said it should be 10 for the stairway. Mr. Cummings discourages two rows of lights due to safety issues. Member Pearson asked if the bases would be painted a certain color. Co-Chairman Mirando said they should be painted for liability issues.

Chair Pagano and Member Pearson referred to the County comments regarding the trees and the large one under the overhang, and Mr. Baright said they measured the tree and it is not under the overhand but just past it. Member Pearson said he would prefer to see the big trees come down and smaller ones planted. Mr. Baright agreed and said there is a nice canopy there. Discussion on the trees continued. Member Pearson asked the condition of the trees in the planters. Mr. Baright said fair and growing. Member Pearson asked if they thought about putting a larger planter area next to Route 9. Mr. Baright said no. Mr. Baright said they have to review curb cuts.

Mr. Baright asked about building the base for the sign of blue/wall stone but that he wants a base for the sign. Discussions on planter landscaping were discussed. Mr. Baright asked the members to take a walk behind J & J (the walkway) and see what he did - it shows the river rock

in the planter areas. Mr. Baright is proposing this same idea which is a nice look. Mr. Baright said you can also drive right over it and everything is flush and safer.

Co-Chair Mirando asked if they would be repainting the entire lot. Mr. Baright said it was in good shape, but possibly striping it – minor repairs.

Co-Chair Mirando asked for the width of the parking spaced. Mr. Baright said standard 9x18.

Co-Chair Mirando said there will have to be handicap signs. Mr. Baright said there would be columns and signs. Discussions were had on sign location. **Mr. Baright will outline that in the plans.**

Mr. Baright spoke about the designated spaces for the retail store and the notes about ingress and egress, and that explained that a land owner will give a right-of-way to them, and they will grant them space to park, but the cars still will need to get to those spaces, so his right-of-way will allow these people to come in and use the parking lot for those spaces. Chair Pagano stated that they were not merging properties, but will make sure that this store always has parking spaces to go with it. Mr. Baright said there will be two official right-of-ways. The Board reviewed the right-of-way page of the plans and continued discussions on parking spaces. Mr. Cummings pointed out all 3 right-of-ways with one being for the sign.

Member Towle asked about parking and it being tight and possibly having the #1 parking stall removed. Mr. Cummings said it was there. Chair Pagano asked if that space was needed. Mr. Baright said parking is important and he does not want to lose a space and possibly shift it down about 8 feet. Mr. Cummings said handicap spaces are now required to be 5 feet wider plus a side bar for van accessibility, which comes close to two spaces. Discussions continued. **Co-Chair Mirando suggested with the corner, where #1 is and to shift it, is to yellow stripe it. Mr. Baright said that was a good idea. Co-Chairman Mirando said where #1 is and shifting and adding yellow striping he suggests adding a no parking sign.**

Chair Pagano referred to County comments and the column size being bigger. Mr. Cummings said they are 6x6. Mr. Baright asks if they suggested a size. Chair Pagano said no they just said “should be increased to an appropriate width”. Mr. Baright said it could be 6x6 with pine around it. Mr. Cummings said possibly a metal column wrapped in pine. Mr. Baright said he is having the columns built by his own carpenters. Discussions continued.

Chair Pagano referred to the comments from the County regarding under the canopy along the existing wall space – and possibly adding storefront windows. Chair Pagano asked if they could add shallow windows. Mr. Baright pointed out that there is a stairwell in that location. Chair Pagano asked about a shadow box. Mr. Cummings said they were only 2 inches deep and it looked like a window from a distance but it was a picture. Member Towle asked what the windows there represented now. Mr. Baright said it was an existing door and windows, and

cable and telephone boxes are behind that area. Mr. Baright said it would be very difficult to put one there. Mr. Cummings said that could create a structural change to the building. **Mr. Baright said they will work a couple of ideas in there.**

Chair Pagano asked about the header along one side of the building and that it would be nice to tie the header to the front of the building, but referenced the point in the middle. Mr. Cumming said there are also pilasters that come out. Mr. Baright said they agreed to that at the last meeting and Mr. Cummings has come up with a concept. Discussions continued. **Mr. Baright asked if the Board could approve possibly a Phase 2 to be completed within 12 months so that he could get a C.O. for the back to start the work.**

Co-Chair Mirando asked about the guard rails and asked if there would be any stops. Mr. Baright said he does not like stops and they do not serve any purpose.

Co-Chair Mirando asked about putting white arrows on the pavement at the entrance and exit area. Mr. Baright said yes.

Co-Chair Mirando asked for more site details on more pages, and dimension for parking spots on the plans.

Co-Chair Mirando asked if they were putting in a conduit for the lights. Mr. Baright said they were existing.

Chair Pagano made a motion to table the site plan application for Baright Realty, LLC for property located at 7514 North Broadway to the July 14, 2016. Motion seconded by member Pearson. All in favor.

Chair Pagano made a motion to declare the Village of Red Hook Planning Board as Lead Agency for the site plan of Baright Realty, LLC for property located at 7514 North Broadway listed under tax grid 6272-10-452731 with no outside interested agencies involved. Motion seconded by Member Pearson. All in favor.

Chair Pagano will check with Secretary Hart on preparing a notice for a public hearing.

Member Pearson made a motion to approve the Planning Board minutes dated May 12, 2016. Motion seconded by Chair Pagano. All in favor.

Chair Pagano made a motion to adjourn the June 9, 2016 planning board meeting at 8:50pm. Motion seconded by Co-Chair Mirando. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board

