

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
August 11, 2016**

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

Member David Pearson opened the August 11, 2016 planning board meeting at 7:01pm.

Member Pearson made a motion to accept the planning board minutes dated July 14, 2016. Motion seconded by Member Towle. All in favor.

Secretary Hart asked if Agenda item #3 (Knollwood Commons) could be moved to #1 on the agenda. The Board agreed.

#1. ANDERSON COMMONS	Fisk & Baxter	Subdivision/Extension
Ken Kearney		
Tax Grid #6272-11-55709 & 6272-11-619615		

Andy Learn, PE., from Morris Associates Engineering was present.

Member Pearson read into record the Resolution prepared by Victoria Polidoro, Planning Board Attorney, to grant an Extension of Approval of a Preliminary Subdivision Plat. Copy is on file with the Building Department. Resolution is #2016-1.

Member Pearson made a motion to accept Resolution #2016-1. Co-Chair Mirando asked if there have been any substantial changes. Mr. Learn advised no substantial changes. Motion seconded by Chair Pagano. All in favor.

#2. BARIGHT REALTY	19-21 East Market Street	Site Plan
Tax Grid #6272-10-459722		

Todd Cummings, Engineer, present.
Kristen Ruella, Owner of Flair present

Secretary Hart advised that the County did send back a response that this is a matter of local concern.

Mr. Cummings did advise that the address is 19-21 East Market Street but the property for this application is 21 East Market Street.

Mr. Cummings advised that this project was a façade change whereby taking down a wall and converting to a storefront with two glass windows and a door with some stone work to match the existing façade and adding matching vinyl siding at the bottom. Mr. Cummings said this will provide access for Flair from the street walk and will provide a second means of egress. Mr. Cummings did advise that a second means of egress was not required by the building code because it is under 1,000 sq. ft.. Mr. Cummings said this will enhance the look of the Village by having a store front instead of a brick wall. Mr. Cummings said they have matched the other parts of the building, and will be adding a wood grain door to match other similar doors in the neighborhood. Mr. Cummings said they are not increasing the volume of traffic or changing the hours of operation but only enhancing the building.

Member Pearson asked if the existing door/entrance on the side will remain the same. Mr. Cummings advised yes. Mr. Cummings said they were able to match the bluestone at the bottom with a wood grain fiber glass door.

Member Pearson asked what the surface of the floor was. Mr. Cummings said that would be sidewalk coming up to the front edge of the building with a little threshold. Member Pearson asked if it would be indented like the other one. Mr. Cummings said no because that would require a major structural change to the building, but that they are using a steel header.

Co-Chair Mirando asked about the canopy. Mr. Cummings said they are extending the existing canopy across and that it will not stick out any further than the existing one. Chair Pagano asked if it would be one continuing canopy across. Mr. Cummings said yes. Co-Chair Mirando asked about signage. Mr. Cummings said the signage will be moved to be above the canopy with no other changes to the sign.

Member Towle asked if the door opened inward. Mr. Cummings said no it would open outward. Member Pearson said he would like to see the door swing in because he feels it will be an issue with the door swinging outward to the sidewalk with where the pole is located. Mr. Cummings said they reversed it so that the door would swing the same way as the other doors. Mr. Cummings pointed on the site plan where it indicates that there is about 5 feet from the door to the pole and feels there is easy enough room to walk by there and feels that with the door being glass people would see as well. Member Pearson feels this is an issue. Mr. Cummings said the other doors are similar. Mr. Cummings said for fire safety it is better to have the doors goes outward. Mr. Towle asked if the other doors on that side of the street were all going out and thinks they are all recessed. Mr. Cummings said they are recessed but do open out. Member Pearson said with the new header, why not recess the space. Mr.

Cummings said that would require a soffit and wing walls and it would take way from the wall space. Ms. Ruella said there is not a lot of space to have the door swing in. Mr. Cummings said you would lose 3 ½ feet across the entire room. Mr. Cummings said they could make the door swing in if this is a critical issue. Co-Chair Mirando said it would depend on fire code. Mr. Cummings said according to fire code if it is under 1000 sq. ft. you only need one exit and this is about 750 sq. ft. Chair Pagano said she is concerned when someone goes out the door and another person is walking by and the door opened onto the street. Member Hanson asked if there was any history of injury with doors opening outward. Chair Pagano said the sidewalk on East Market Street is not that wide. Co-Chair Mirando said he sees know issue but that we should check fire code. Mr. Cummings said there is no issue with code and there is already an existing exit. Mr. Cummings said they are trying to create a nice storefront and better access for Flair, but that if they need to make the door swing inward they will. Co-Chair Mirando asked where the columns were. Mr. Cummings said the existing wall is concrete blocks so the steel beam would rest on the concrete block.

Member Hanson asked the store owner her feelings. Ms. Ruella said she feels she would lose square footage with the door swinging in.

Member Pearson polled the Board for their opinions. Member Hanson said he feels the door should open outward so long as it does not hit the pole. Mr. Cummings advised the pole is DOT traffic pole with a 3 foot in diameter base. Member Hanson asked how the door was in relation to the pole. Mr. Cummings advised that with the door fully open there is about 4 feet between the door and the base and about 5 feet to the pole. Member Towle said with the door open there are restrictions and feels the door has to open inward. Chair Pagano agrees with the door opening inward. Co-Chair Mirando said he is ok with the door opening outward. Member Pearson advised that three members want the door swinging inward. Co-Chair Mirando said he feels there is adequate room between the post and the door to swing open because they only need a minimum of 4 feet. Mr. Cummings advised that the tenant said there are about 10-12 people entering daily with hourly appointments, but if it is the decision of the Board then they can make the door open in. Chair Pagano said the next business could have more people coming in and out. Chair Pagano agreed that the fire officer should indicate if the door could open inward without any fire code issues.

Secretary Hart will check with Mr. Flores on Fire Code for the front door.

Member Pearson made a motion to accept the site plan for 21 East Market Street as submitted with the following conditions:

- 1. Façade change with two windows and door with blue stone at bottom section;***
- 2. Canopy to extend across to the end of the building on the east side;***
- 3. Fire Inspector will advise if the front door could swing inward per building/fire code, and that if the fire inspector advises no that the applicant must return to the planning board for further discussion;***

4. Existing sign to be relocated above the canopy and properly secured per building code. Motion seconded by Member Towle. All in favor.

**#3. BRIGHT REALTY 7506 North Broadway Site Plan
Tax Grid #6272-10-446728**

Tom Cummings, Engineer, present.

Mr. Cummings said according to Todd Baright's letter dated July 25, 2016 the awning would be a duplicate to the one next door for KDA being black in color, with no signage and same height, with two feet of space between the two awnings. Chair Pagano asked about the lighting over the door. Mr. Cummings said it will remain and be under the awning. Co-Chair Mirando said it could be a fire issue and should be changed to LED. Member Pearson feels the light should be changed out. Mr. Cummings said an LED bulb could be added because they do not get hot. Member Pearson said the light fixture may interfere with the canopy. It was agreed that the light fixture will be moved to the side of the door.

Member Pearson made a motion to accept the Site Plan for 7506 North Broadway as submitted with the following conditions:

- 1. That the awning be the same color, depth and height as to the awning to the north, no signage to be displayed; awning will extend from the north side of the window to the edge of the door on the south side;**
- 2. light fixture will be changed out to a smaller fixture with an LED bulb, or moved to the side of the door outside of the awning space.**
- 3. Awning will be the same height off the ground as the awning to the north;**
- 4. That the awning be permitted to show the numbers "7506" to show an address.**

Motion seconded by Member Hanson. All in favor.

Member Pearson made a motion to close the August 11, 2016 planning board meeting at 7:45pm. Motion seconded by Co-Chair Mirando. All in favor.

Member Towle advised that the next planning board meeting shall take place on September 8, 2016.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board