

Mr. Baright did provide the Board members with a color copy of an updated rendering of plans showing trees, signage, fencing and parking. Copy was date stamped 1-12-2017.

Kristina Dousharm advised that they have made several adjustments to the plans per the Board's comments. Adjustments are as follows:

1. A wall around the sign
2. A planted area on the south side around the existing tree which will include a bench and an area for plantings, and existing propane tanks, which also guides traffic into the parking area.
3. A new tree on the North side
4. One handicap space near North Broadway
5. There are 57 parking spaces which include 2 additional of what is currently being used.
6. Re-doing Speed bumps along the north side
7. Proposing fence on south side – which will be rod-iron with a 4ft opening

Ms. Dousharm advised that the plans include foot candles and lighting, most of which is existing. There will be new lighting for the sign, and they are proposing LED walk packs along the north side of the building, and new lights at the loading dock. Lighting in the parking lot will remain as is and the applicant suggested that the Board walk to the parking lot and look at the current lighting.

Along the façade the proposed improvements are as follows:

1. Painting
2. New signage
3. New barn lights to match the existing ones
4. New clock

Mr. Baright suggested that the Board add the following language to his final approval (and possibly all future approvals) *“that the Planning Board is hereby granted the right to require adjustments to the exterior lighting up to a maximum of 60 days after the issuance of a Certificate of Occupancy, but limited to the adjustment, dimming and/or shielding of the lighting fixtures only”.*

Chair Pagano thanked the applicant and Ms. Dousharm for listening to the Board's suggestions and for all the improvements that are proposed, but unfortunately the Board cannot approve this application due to not receiving a response yet from the County Department of Planning and Development, and due to the fact that the Board has reviewed Village Zoning and that storage is not an allowable use in the General Business District, so the application should be referred to the ZBA.

Mr. Baright submitted a proposal in writing, by letter dated January 12, 2017. Letter was read aloud by Mr. Baright. A copy is on file with the building department.

Mr. Baright asked that the Building Inspector make a determination and that his determination be put in writing to the Board. Chair Pagano said the Board will speak with the Code Enforcement Officer and Village planning board attorney.

Member Towle did advise that self-storage is dedicated within a particular area outside of the business District, and that it is a determination that the ZBA would make, so was asking why the applicant would not want to go to the ZBA. Mr. Baright asked for the Section in Zoning. Secretary Hart advised it was in the LIB which is unique only to the Chocolate Factory.

Ms. Dousharm advised that this is not a warehouse and is self-storage. Mr. Baright said self-storage is different, and not a warehouse. Mr. Baright advised that they will not apply to the ZBA.

Member Pearson thanked them for working on the planters, and asked about the tree on the northwest corner and said a tree might not be necessary, and asked about the two western trees, which are in poor condition, and possibly replacing them with what is now in the center planter being Cherry trees.

Member Towle asked about the LED lighting. Ms. Dousharm said the specs are on the page. Mr. Baright said the soffets will be the most visible and will be as warm as possible.

Member Towle asked if there would be any signage added to the parking lot on the north side. Ms. Dousharm felt it would be less traffic as to when it was a retail store. Mr. Baright said signs could be added. Chair Pagano suggested "yield to oncoming traffic", and that it be put at both ends. Mr. Baright said ok and signs will be placed.

Chair Pagano asked the Board for any other comments. Member Hanson said he felt that the design was great and keeping within the scenery of our community. Member Towle felt that having the retail in the front was great and a main purpose of the central business district is to increase foot traffic.

Chair Pagano made a motion to table the Site Plan Application of TGKK Ventures, LLC for property located at 7518 North Broadway to February 9, 2017 pending a response from Dutchess County, Village Code Enforcement Officer and Planning Board attorney. Motion seconded by Member Pearson. All in favor.

Chair Pagano made a motion to accept the planning board minutes dated December 8, 2016. Motion seconded by Member Towle. All in favor.

Chair Pagano made a motion to close the January 12, 2017 planning board meeting at 7:40pm. Motion seconded by Member Pearson. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board