

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
June 8, 2017**

Present: Chair Beth Pagano, Member Ray Towle and Member David Pearson

Absent: Co-Chair Mark Mirando and Member Don Hanson

Present: Village of Red Hook Planning Board Attorney, Victoria Polidoro
Village of Red Hook Acting Code Enforcement Officer, Robert Flores

Chair Pagano opened the June 8, 2017 planning board meeting at 7:08pm with the Pledge of Allegiance.

#1. Red Hook Commons **Smith Street; Morgan's Way & Laura Lane**
Site Plan/Subdivision
Tax Grid #'s: 6272-09-240689
6272-10-285569
6272-10-262591

Chair Pagano advised the Board that they could approve a negative declaration and set a public hearing date.

Attorney Polidoro asked if members had a copy of the proposed Notice of Determination of Significance. Members present said yes. Chair Pagano read aloud the proposed Resolution Adopting a Determination of Significance - Negative Declaration. A copy is on file in the Building Department.

Chair Pagano made a motion to approve the Resolution No. 2017-3 – Adopting a Determination of Significance - Negative Declaration. Motion seconded by Member Pearson. All in favor.

Chair Pagano made a motion to set a public hearing date for Red Hook Commons for July 13, 2017 at 7:00pm. Motion seconded by Member Pearson. All in favor.

#2. R. Jacob Bump **54 Elizabeth Street** **Site Plan**
Tax Grid #6272-11-509538

Applicant, Mr. Bump, was present and advised the Board that he has submitted a site plan for the expansion of the current office space that exists with maintaining the historical nature and context of the building.

Chair Pagano read into record the letter dated March 14, 2017 from Acting Code Enforcement Officer Robert Flores with regard to fire inspections. A copy of the letter is on file with the Building Department. Chair Pagano asked what progress has been made. Mr. Bump acknowledged the letter and advised the Board that at all required locations the requisite signage and exit signs have been installed and they are having that finalized on a plan to be submitted. Chair Pagano asked a stamped plan. Mr. Bump said correct. Mr. Bump asked if a NYS Architect's Plan would be accepted. Mr. Flores said yes. Chair Pagano advised the application that any other issues required by the Fire Inspection will need to be addressed. Mr. Bump said correct.

Victoria Polidoro asked the applicant if the building was listed on the NYS National Registry. Applicant advised that it was not on the NYS National Registry or NYS Historic Registry.

Victoria Polidoro advised that the Board should determine the classification type for this action and whether SEQR is required. Secretary Hart advised that the applicant completed the Short Form SEQR with his submission.

Mr. Flores asked the applicant about the second exit on to the existing roof. Mr. Bump said it was windows at the southern elevation down to an existing roof. Mr. Flores said when one exits the window to the roof, how will someone get from the roof down to the ground. Mr. Bump said there will be a fixed ladder. Mr. Flores asked if there was one there now. Mr. Bump said no. Mr. Flores asked if that was on the plans. Mr. Bump looked at the plans and advised the plans did indicate secondary egress ladder to flat roof below. Mr. Flores said that indicates to the flat roof, but what about to the ground. Mr. Bump said they will add another egress ladder at that point and he will change the labeling. Member Pearson asked if the window could be changed to a door. Mr. Bump said a concern would be that in an emergency scenario and due to that space on the roof area being not that great when stepping out, he would prefer the small knee-wall below the window as a protective mechanism as opposed to a full egress window. Mr. Flores advised that the architect could write a letter regarding that. Chair Pagano said the plans will need to show where the ladders are being placed.

Chair Pagano asked if there would be any exterior lighting. Mr. Bump said no and advised that lighting was already in the hallways and parking area.

Chair Pagano asked if there was an elevator. Mr. Bump said there is no elevator.

Mr. Flores advised the applicant to check on the pressure for the additional bathroom. Mr. Bump said sure. Chair Pagano said the Board will need something regarding the additional

bathroom and effect on the septic. Mr. Bump said there are no additional people but an additional bathroom. Mr. Flores said but it is additional office space and asked for the square footage. Mr. Bumps said approximately 700 sq. feet. Mr. Bump said there will be 4 people there on a permanent basis but others would be in and out. Mr. Bump agreed to get a determination from an Engineer of the septic.

Chair Pagano asked if the new windows will be the same as existing windows. Mr. Bump said they will be the same style and size but better quality.

Victoria Polidoro advised the Board that they should ask that the plans show a zoning table. Victoria Polidoro advised the applicant that this will show the regulation for the District and what they have. Mr. Bump said ok.

Mr. Bump reviewed with the Board what revisions he is requested to submit.

Member Pearson advised that the square footage is around 1400 not 700.

Victoria Polidoro advised that this is within 500 feet of a municipal boundary so the application would need to be referred to the County.

Mr. Bump said he will install a guardrail at the egress. Chair Pagano asked if there are rules for fire escapes. Mr. Flores said yes and the architect can make sure it is Code compliant.

Victoria Polidoro advised that since the project is less than 4000 sq. ft. the Board can approve this application as a Type 2 Action.

Chair Pagano made a motion to Classify the Site Plan Application for 54 Elizabeth Street listed as Tax Grid #6272-11-509538 as a Type II Action with no further environmental review. Motion seconded by Member Towle. All in favor.

Chair Pagano requested escrow from the applicant in the amount of \$1,000.00. Escrow check was received on this date.

Victoria Polidoro advised that the Board can waive a public hearing at the July 13th meeting. The Board tabled the application to the July 13, 2017 planning board meeting date.

**#3. Aly Baronn
Tax Grid #6272-10-408743**

35 W. Market Street

Signage

Applicant, Aly Baronn was present. Aly advised that she has a second floor retail store and her application was for signage.

Member Towle asked if there was outdoor access to the apartments. Ms. Bodien said yes and pointed out the access. Chair Pagano advised that each bedroom has a window. Discussions were had about access to both apartments.

Chair Pagano asked if the Board needed to have the septic located on the site plan. Mr. Flores said he believes that this issue was investigated but that the applicant should put it on the plan. Chair Pagano asked if the plan would need to be updated to include a zoning table. Mr. Flores advised the applicant yes. Mr. Flores said the plumbing for the bathroom, kitchen exhaust and additional details would be sorted out by the building permit process.

Chair Pagano asked applicant for the square footage of each apartment. Ms. Bodien advised that one is approximately 1,000 sq. ft. and the other approximately 1,100 sq. ft.

Chair Pagano advised that this action could be listed as Type II Action with no further environmental review.

Chair Pagano mad a motion to Classify the Site Plan application for 7392 South Broadway as a Type II Action which will require no further environmental review. Motion seconded by Member Pearson. All in favor.

Chair Pagano reiterated the requested items for the Board as follows:

1. New revised plan with a zoning table
2. Evidence of occupancy and that it will not require any change to the existing septic

Applicant asked how that can be done because the person that did the digging and investigating has not gotten back to her. Board advised applicant to have another report done. Member Pearson asked what was located. Applicant advised there is a huge tank there from when the building was a high school dating back to 1906, and that the tank does lead to something else and that they will be finding out more about it. Applicant advised that she have an engineer prepare a letter to verify that this will not affect the septic.

3. Board of Health approval
4. More details on the plans with regard to showing windows, doors and bedrooms.
5. Mr. Flores said he will need more details for the building permit application with regard to plumbing, heating, electric and exhaust fans.
6. Updated plan with zoning table to indicate allowable parking

Application tabled to the July 13, 2017 planning board meeting.

**#7. Rhinebeck-Red Hook-GB, LLC
Tax Grid #6272-11-632578**

Baxter Road

Subdivision

No person present. Application tabled to the July 13, 2017 planning board meeting.

Member Towle made a motion to approve and accept the May 11, 2017 planning board minutes. Motion seconded by Member Pearson. All in favor.

Chair Pagano made a motion to close the June 8, 2017 planning board meeting at 8:35pm. Motion seconded by Member Pearson. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board