

**VILLAGE OF RED HOOK  
PLANNING BOARD MEETING  
February 8, 2018**

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

Absent: Member Mark Mirando

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Chair Pagano opened the February 8, 2018 planning board meeting at 7:02pm with the Pledge of Allegiance.

***Chair Pagano made a motion to approve and accept the December 14, 2017 Planning Board minutes. Motion seconded by Member Pearson. All in favor.***

**Agenda:**

<b>#1. KDA Properties</b>	<b>7529-7531 N. Broadway</b>	<b>Signage</b>
<b>Tax Grid #: 6272-06-443763</b>		

Kristina Dousharm, Owner, was present.

Kristina Dousharm went over her signage proposal as submitted to the Board.

***Chair Pagano made a motion to approve the proposed freestanding sign as submitted for property located at 7529-7531 N. Broadway listed under Tax Grid Parcel ID 6272-06-443763, and that signage shall not exceed the square footage as provided in the Code of the Village of Red Hook; and that the sign is within the limits allowed and conforms to all provisions of Section 200-38 of the Code of the Village of Red Hook.***

**Chair Pagano added the following Condition:**

***That the Planning Board is hereby granted the right to requirement 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 light fixtures only. Motion seconded by Member Towle. All in favor.***

**Agenda:**

<b>#2. Kelly Flood-Myers</b>	<b>19 W. Market Street</b>	<b>Signage</b>
<b>Tax Grid #: 6272-10-425729</b>		

Kelly Flood-Myers was present.

Kelly Flood-Myers went over her signage proposal as submitted to the Board.

***Chair Pagano made a motion to approve the proposed façade signage as submitted for property located at 19 W. Market Street, listed under Tax Grid Parcel ID 6272-10-425729, and that signage shall not exceed the square footage as provided in the Code of the Village of Red Hook; and that the sign is within the limits allowed and conforms to all provisions of Section 200-38 of the Code of the Village of Red Hook. Motion seconded by Member Hanson. All in favor.***

**Agenda:**

<b>#3. Cleo Post</b>	<b>35 W. Market Street</b>	<b>Signage</b>
<b>Property Owner: Avel Realty, LLC</b>		
<b>Tax Grid #: 6272-10-425729</b>		

Cleo Post was present and went over her signage proposal as submitted to the Board.

Chair Pagano advised that there was no issue with what she wanted to do, but an issue with what she needs to do because of the height requirement per Zoning Section 200-38 that signage cannot exceed 10 feet in height.

The Board advised the applicant to apply for an area variance with the Village of Red Hook Zoning Board of Appeals and return to the Planning Board.

**Agenda:**

<b>#4. Key Bank</b>	<b>28 W. Market Street</b>	<b>Signage</b>
<b>Tax Grid #: 6272-10-425729</b>		

Steven Hill, Facilities Manager with Key Bank was present  
Caryn Miodzianowski with Bohler Engineering was present  
\_\_\_\_\_ with Spearhead Construction was present

Caryn Miodzianowski gave a presentation on the proposed Site Plan submitted to the Board. Ms. Miodzianowski said this site plan was to improve the site and bring it up to ADA Code and compliance with the handicap parking.

Member Towle asked about the property line. Ms. Miodzianowski showed an additional site plan which showed the exact property lines (a copy of which was submitted for the Building Department's file).

Member Hanson asked for the reason for the change. Ms. Miodzianowski said as things change and Codes become strict, they want to bring this facility up to ADA compliance.

Member Towle asked for the ADA Code. Ms. Miodzianowski said that the ADA Code states that Accessible parking should be as close to the front door as possible.

Chair Pagano asked about the existing drive-thru and asked about the oval section on the site plan that is being proposed. Ms. Miodzianowki said this is a new proposal which will create a divider from the 2-lane canopied drive-thru. Options for landscaping were discussed and Member Pearson asked that it be grass. Ms. Miodzianowski stated that the largest tree there will be removed for parking, as well as one other tree, and that they would be planting 3 new trees. Member Pearson asked if the trees being planted could be Red Maple.

Member Pearson asked for the location of the septic. Ms. Miodzianowski pointed out the septic location.

Parking was discussed.

Member Towle asked with regard to the Short Form SEQR why they checked "yes" in the question is the proposed action located in the archeological sensitive area. Ms. Miodzianowski said they go off of State mapping and they do that to be conservative. Member Towle asked if an archeological assessment would need to be done. Chair Pagano said the County did not respond to that. Member Towle said he felt it was not a sensitive area and Ms. Miodzianowski agreed.

Chair Pagano advised that the Dutchess County Department of Planning and Development responded to the referral that was sent out to them. A copy was provided to Ms. Miodzianowski. The Board addressed all comments.

Chair Pagano advised that with regard to the County's concern about the sidewalk on the western façade that there is no sidewalk on the western side of the building and that it is only a paved area which this new site plan proposal indicated will be stripped now. Mr. Hill advised correct.

Mr. Hill advised that they will add a striped crosswalk across the one-way entrance lane (in the rear) connecting the pavement to the rear parking lot.

It was decided that the Board would need to speak with the Code Enforcement Officer and/or legal counsel with regard to the County's comments and the signage for pedestrian safety at this proposed site. Application was tabled to the March 8, 2018 meeting.

Secretary Hart will speak with the Code Enforcement Officer and Village Attorney Victoria Polidoro regarding the proposed pedestrian crosswalk signage and the safety of the community. Secretary Hart advised that escrow will need to be collected.

***Chair Pagano made a motion to table Agenda Item #4 – Site Plan Application for Key Bank (28 W. Market Street) to the March 8, 2018 Planning Board Meeting. Motion seconded by Member Pearson. All in favor.***

***Chair Pagano made a motion to close the February 8, 2018 Planning Board meeting at 8:10pm. Motion seconded by Member Towle. All in favor.***

Submitted by,

LARA HART, Secretary  
Village of Red Hook Planning Board