

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

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

Absent: Co Chair Mark Mirando and Member David Pearson

Chair Pagano opened the March 8, 2018 planning board meeting at 7:00pm with the Pledge of Allegiance.

Chair Pagano made a motion to approve and accept the February 8, 2018 and February 27, 2018 Planning Board minutes. Motion seconded by Member Hanson. All in favor.

#1. Key Bank	28 W. Market Street	Signage
Tax Grid #: 6272-10-425729		

Victoria Polirodo, Village of Red Hook Planning Board Attorney, present.
Ed Vopelak, Village of Red Hook Engineer, present.

Steven Hill, Facilities Manager with Key Bank, present
Caryn Miodzianowski with Bohler Engineering, present
Representative with Spearhead Construction, present

Chair Pagano asked the applicant if there were any changes made to the Site Plan since the last meeting. Ms. Miodzianowski advised that the plans have not changed since last month but did confirm that she did receive a copy of the comment letters from both the Village Attorney and Engineer, and that where they left off last month was where pedestrian crossing signs should be placed.

Chair Pagano discussed the location where they proposed to build the parking spaces and the issue of them having to have an easement.

Chair Pagano discussed that according to Village Code you cannot have parking spaces in front of the envelope of the building, and if they draw the envelope of the building out parallel to West Market, the 2 handicap spaces are on the other side of that line, and in addition, based on the number of parking spaces, they will only be required to have one handicap parking space, so this Board is proposing that the applicant re-design the handicap so that they have one horizontal space (set back in line or behind the façade of the building) as opposed to 2 vertical.

Ms. Miodzianowski said they are ok with pushing the parking back. Chair Pagano advised that according to ADA the passenger side has to open to the wide space. Chair Pagano advised if they did want a second handicap space they could leave where the existing one is now. Ms. Miodzianowski said they are only trying to make it more accessible and improve what is there today.

Mr. Hill asked if the Board was going to request that they build a concrete walkway on the left side. Mr. Vopelak said they would request that they do that because access to the back parking lot is unsafe. Ms. Miodzianowski said they are proposing to stripe that area. Mr. Hill advised that there is an exterior egress emergency exit that comes up from the basement. Mr. Vopelak advised they could drop the sidewalk there, and change it so that the door would open. Options were discussed. Mr. Hill said he did an inspection today and noticed oil pipes sticking out about 6-8 inches. Mr. Vopelak asked if they were up from the ground or building. Mr. Hill confirmed the building. Attorney Polidoro spoke about what would be required for the width for the walkway. Chair Pagano referred to the comments from Dutchess County Planning and Development and their concern about the walkway and advised that this would not be an ADA walkway due to them not having a 5-foot width from the building for the walkway. Mr. Hill said these changes would require him to obtain more funding.

Mr. Vopelak discussed the future sewer project and recommends that they hold off until the sewer project is complete. Mr. Hill asked for the timeline. Mr. Vopelak advised it was approved and public referendum has passed and that there are approximately 140 businesses. Mr. Hill expressed his concerns that they could be #140 and about the timeline. Ms. Miodzianowski said they don't want to be bound by that time line. Mr. Hill said they do not have a problem with them doing their project and the sewer project being done so long if it is done properly. Attorney Polidoro advised this was the applicant's project and that they understand the risks and they get to choose, but that the Village will be coming through. Attorney Polidoro asked why the applicant felt that the current situation is not ADA compliant. Ms. Miodzianowski pointed out the current ADA space and not having a safe path to the main entrance. Mr. Vopelak indicated that according to ADA the space just has to be the closest space in the parking lot to the front door. Attorney Polidoro said currently it is ADA compliant. Ms. Miodzianowski said it was an ADA improvement.

Mr. Hill asked for handicap parking out front on the street. Chair Pagano advised this was discussed at last month's meeting, but that the applicant would need to go to the Village Board meeting for that approval. Mr. Hill said the other option using the sidewalk would put the Village at liability. Chair Pagano felt that what they proposed in their plan and all the confusion that was generated over signage is far more dangerous than a person going out to the sidewalk and coming into the bank. Ms. Miodzianowski felt that sending disabled people onto the

Village sidewalk was putting the Village at liability. Attorney Polidoro said the people are using the sidewalk anyway and that sidewalks are open to the public. Discussions were had on the proposed walkway crossing 3 lanes of traffic and signage. Member Towle said he felt that the issue was not just the signage but safety as well. Ms. Miodzianowski said they prefer not to send people off of their site and put liability on the Village. Mr. Vopelak said the Village is not taking on any more liability than what it already has. Ms. Miodzianowski said that if they were required to go onto the public sidewalk she does not feel they could come to an agreement. Issue of parking and backing out into a traffic lane was discussed. Mr. Vopelak said the biggest improvement right now is the by-pass lane. Mr. Hill proposed making the by-pass and designating a parking space out front. Chair Pagano said they will need to address the Village Board of Trustees.

Chair Pagano suggested that the applicant place planters or a bike rack in the front where parking has been an issue. Chair Pagano indicated that with the number of spaces being proposed a bike rack is now required. Applicants asked if there was a specific bike rack. Attorney Polidoro indicated that the last one installed was at the new CVS location. Ms. Miodzianowski agreed to a bike rack.

Mr. Hill asked where the line was going for the new sewer project. Mr. Vopelak outlined the area.

Applicant asked if this Board could hold a special meeting, if needed. Board said yes.

Ms. Miodzianowski asked if the Board would agree to make the parallel space with a loading zone as suggested (pointing to location on the plan) and just pull the crosswalk straight across so it is at their site but at that point where vehicles are already merged, so vehicles would have that better visibility. Chair Pagano, said in her opinion, and she believes the Boards as well, that the sidewalk is the safest place for people to cross and not trying to cross 3 lanes of traffic.

Mr. Hill felt the safest is a handicap parking space right out in front. Member Towle asked if the site would still need a handicap space. Mr. Vopelak said he did not believe so.

Applicant will submit to the Village of Red Hook Board of Trustees and return to the Planning Board.

Attorney Polidoro advised applicant to give at least 7 days prior notice to scheduling a special meeting.

Application was tabled to the April 12, 2018 meeting.

Chair Pagano made a motion to table Agenda Items #2, 3 & 4 to the April 12, 2018 Planning Board Meeting. Motion seconded by Member Hanson. All in favor.

Chair Pagano made a motion to close the March 8, 2018 Planning Board meeting at 8:02pm. Motion seconded by Member Towle. All in favor.

Submitted by,

LARA HART, Secretary
Village of Red Hook Planning Board