

**VILLAGE OF RED HOOK  
PLANNING BOARD MEETING  
May 17, 2018**

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

Victoria Polidoro, Esq., Village of Red Hook Planning Board Attorney

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Chair Pagano opened the May 17, 2018 planning board meeting at 7:00pm with the Pledge of Allegiance.

**#1. Kyle Wharton – 5 East Market Street Signage Application**

**#6272-10-444720**

Mr. Wharton explained that there would be 2 signs both being hung on new brackets. Chair Pagano asked to explain where the new signs would be hung. Mr. Wharton indicated that they would be exactly as previous tenants were and that one (the OPEN sign) would be near the front door on a bracket and the other being a hanging sign off a bracket. Chair Pagano asked if there would be any lighting. Mr. Wharton said no. Co-Chair Mirando asked if the brackets were perpendicular. Mr. Wharton said yes. Chair Pagano advised that the hanging sign will need to be at least 8 feet up from the sidewalk. Chair Pagano asked if the OPEN sign bracket would come straight out from the building. Mr. Wharton said yes. Chair Pagano requested that conditions be set that the OPEN sign be at least 8 feet up from the sidewalk and not interfere with pedestrians and that the hanging sign be at least 8 feet up from the sidewalk.

Chair Pagano asked the Board for any comment. No comment.

***Chair Pagano made a motion to approve the hanging signage at 5 E. Market Street listed under Tax Grid #6272-10-444720, and as depicted in the submitted application and with the same dimensions as depicted in the application and with the conditions as set forth above. The signage shall not exceed the square footage as provided by 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 Pearson. All in favor.***

**#2. Key Bank – 28 W. Market Street Signage Application**

**#6272-10-395718**

Lawrence J. Meracle, Jr., President - Action Signs was present

Chair Pagano indicated that Key Bank was present to replace two Key Logos on the facade of the Key Bank building in both the front and rear. Chair Pagano asked if the one in the back was new. Mr. Meracle advised that he believes one was faded and one was damaged. Chair Pagano indicated that the proposed signage did not exceed the square footage; that the signs are consistent with Key Bank Logos and are non-illuminated. Chair Pagano asked if they would be rehung on existing hardware. Mr. Meracle indicated that they will be pin mounted and using studs that will not be seen.

Chair Pagano asked the Board for any comment. No comment.

***Chair Pagano made a motion to approve the facade signage at 28 W. Market Street listed under Tax Grid #6272-10-395718, and as depicted in the submitted application and with the same dimensions as depicted in the application and with the conditions as set forth above. The signage shall not exceed the square footage as provided by 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.***

### **#3. Lisa Mafucci – 102 W. Market Street Signage Application #6272-05-105785**

Lisa Mafucci was present and outlined her signage proposal. Ms. Mafucci advised that the logo may be a little larger than as originally presented. Chair Pagano indicated that the sign is 15 square feet, and asked if she would be utilizing existing posts. Ms. Mafucci indicated yes, but needed to re-cement one of the posts. Chair Pagano asked if there would be light. Ms. Mafucci said no. Chair Pagano advised that there needs to be at least 3 feet from the bottom of the sign to the ground.

Ms. Mafucci asked if solar lights were permitted. Chair Pagano said so long as they were downward facing and could not interfere with tenants or traffic.

Chair Pagnao advised that should the applicant decide later to add lighting she would need to return to the Board for approval.

Chair Pagano asked the Board for any comment. No comment.

***Chair Pagano made a motion to approve the freestanding signage at 102 W. Market Street listed under Tax Grid #6272-10-444720, and as depicted in the submitted application and with the same dimensions as depicted in the application and with the conditions as set forth***

***above. The signage shall not exceed the square footage as provided by 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 Towle. All in favor.***

**#4. Red Hook Commons  
Morgan's Way & Smith Street**

Victoria Polidoro, Esq., Village of Red Hook Planning Board Attorney was present  
Kyle Southern from Morris Associates Engineering & Surveying Consultants, PLLC was present

***Chair Pagano made a motion to open the Public Hearing for Red Hook Commons for Amendment to Subdivision Plat listed under Tax Grid #'s: 6272-10-285569; 6272-10-262591 & 6272-09-205603 at 7:16pm. Motion seconded by Member Towle. All in favor.***

Mr. Southern gave a brief outline of the changes from previously approved subdivision plat and presented the previous and new plans. Mr. Southern outlined the changes to Lots 8 & 11. Mr. Southern explained that the change was due to a storm water issue. Mr. Southern went over access easements. Attorney Polidoro asked if Lot 8 would also be a permanent access. Mr. Southern said yes, and discussed Sanitary Easement B. Mr. Southern outlined wetlands location. Victoria Polidoro advised that she prepared the Resolution but will add a clause indicating ..... "that minor amendments as determined by the Village Engineer may be made to the approved amended plat prior to filing" ... which will give the new Village Engineer time to review without coming back to the Planning Board. Victoria advised Mr. Southern that the easement chart will need to be updated. Mr. Southern said ok. Victoria Polidoro asked that some of the easements be changed to indicate that the Village of Red Hook was grantee. Mr. Southern said ok and asked which ones those would be. Victoria referred to temporary construction easements A & B. Mr. Sutherland said easement A was for grading for the storm water pond; and easement B was for gravity, which he believes Pete and Ed have discussed.

Co-Chair Mirando asked about a SPDES Permit. Attorney Polidoro said that was already addressed with the transfer paperwork and that it was not part of this subdivision. Co-Chair Mirando felt that was an issue because you were still serving the building an existing area before transferring. Victoria Polidoro advised that there is a valid SPDES Permit. Victoria Polidoro advised that Kearney will continue operating the sewer plant until such time that the Village has approval from DEC. Co-Chair Mirando said ok. Victoria Polidoro advised that the sewer will be put in after the Village takes ownership, and then Kearney will have to put the line in, so at that point they will be crossing Village property. Member Hanson asked about the wetlands. Mr. Southern went over the wetlands.

Victoria Polidoro went over the Conditions (#1-#11) of the proposed Resolution #2018-1. Resolution to Grant Amended Plat Approval.

Victoria Polidoro reminded the Board that the approval of Resolution #2018-1 also reaffirms the prior Motion for a Negative Declaration.

Chair Pagano advised that no persons were present and no comments received.

***Chair Pagano made a motion to close the public hearing at 7:41pm. Motion seconded by Member Pearson. All in favor.***

***Chair Pagano made a motion to approve Resolution #2018-1 as amended. Motion seconded by Member Hanson. All in favor.***

**#5. ECP Holdings, LLC – 7461 S. Broadway – Site Plan Application  
#6272-10-392686**

Robert Dupont, Architect, was present  
Bruce and Eleanor Troy, owners were present

Mr. Dupont advised that they are present to propose an expansion of the parking lot at the funeral home. They are proposing a new accessory garage; expansion of parking space and a change in use to the current space where the hair salon is located, to have storage and viewing of monuments. They are not proposing lighting; not cutting down any mature trees; they have more than enough parking based on Zoning and advised that there is 29 spots now and they are proposing 38. They will not be adding a charging station, but will add a bike rack. Mr. Dupont said he read that they have to provide one space for a bike for every 750 square feet of building area. Secretary Hart did confirm this in Zoning. Mr. Dupont said if that were true that would be 20 bikes which seems a lot.

Member Hanson asked how many handicapped spaces will be provided. Mr. Dupont said 3, but they are only required to have 2.

Mr. Dupont showed the basic design of the garage which will have 4 bays and a footprint of 30x48. Chair Pagano said it shows 5 bays. Mr. Dupont indicated that the one was an accessory to the back. Mr. Dupont indicated that the building is modest, simple and would be matching the exterior of the existing buildings being white vinyl siding and regular shingles. Member Pearson asked if a "parking permitted" sign could be added to the accessory area. Mr. Dupont said yes.

Member Towle asked about the garage in the back and the adjoining residential areas. Mr. Dupont indicated that in the GB Zone there are setbacks specified, but the 2 residences in the back are in the R10,000 and in that zone side yards require 15 foot setback and when the GB abutts those properties you should follow those guidelines and the proposed building is 15 foot from the property line. Co-Chair Mirando asked how close the nearest building is for fire separation. Mr. Dupont said he does not know but he will check that to avoiding the rating of a wall. Mr. Dupont said he thinks the building on the abutting property is about 20 feet.

Member Pearson about water and which way the property slopes. Mr. Dupont said he does not have topographic information but advised that basically the way that the grade works is there is a gentle slope which service discharges all the water to the grassy area (pointing out location on the plans) and that the grade goes a little uphill (pointing to the area) indicating that that area will be paved now, but asked the Board if they are they allowed to use drywells or storm water containments or a combination of drywells and surface drainage. Co-Chair Mirando felt that the perk rates would probably be good and they could get away with it in that area but there was a good size impervious area and feels it would be up to an Engineer; and possibly having to do an analysis. Mr. Dupont felt a drywell could do it. Co-Chair Mirando said you would have to know how it grades. Mr. Dupont said the proposed plan also indicates the location of the future sewer system.

Chair Pagano asked about planting. Mr. Dupont advised that the back area adjacent to the residential zone has a well-established evergreen row. Chair Pagano asked about the 15 foot buffer behind the shed and garage and if it would remain grassy. Mr. Dupont said yes. Mr. Dupont said they are keeping the pavement 5 feet off the property line for this reason. Chair Pagano asked if all of the spaces on the south side of the property would abut up to grassy area. Mr. Dupont said yes. Member Pearson asked what was beyond that. Mr. Dupont said it was side and rear yards which will be open. Chair Pagano and Mr. Dupont pointed out on the plans all the grass areas.

Co-Chair Mirando asked for percentage of greenspace. Mr. Dupont said he did not calculate green space coverage, but building area coverage allowed by Zoning is 65%. Chair Pagano said she did not think that the GB Zone had a requirement for greenspace.

Chair Pagano asked the Board what they wanted Mr. Dupont to do with regard to drainage. Co-Chair Mirando said he wanted to see typography; refer it to the Village Engineer and would like to see proposed finished grading plan and how they will handle the storm water. Co-Chair Mirando said they will need to do a perk test. Mr. Troy asked why they needed a perk test for storm water for a flat piece or land. Co-Chair Mirando said yes because of the impervious area. Chair Pagano asked for a calculation of what is covered vs. the lot (35% building coverage, but to see impervious coverage as well).

The Board decided to refer the Site Plan to the Village Engineer.

Chair Pagano advised that a referral was submitted to Dutchess County Department of Planning who responded that this application was a “matter of local concern”.

***Chair Pagano made a motion to table the Site Plan application for ECP Holdings for property located at 7461 South Broadway to the June 14, 2018 at 7:00pm. Motion seconded by Member Pearson. All in favor.***

Secretary Hart advised Mr. Dupont that the applicant will need to submit \$500.00 in escrow prior to the next meeting.

***Chair Pagano made a motion to table Agenda Items #6, 7 & 8 to the June 14, 2018 Planning Board Meeting. Motion seconded by Member Pearson. All in favor.***

***Chair Pagano made a motion to approve and accept the April 12, 2018 Planning Board minutes. Motion seconded by Member Towle. All in favor.***

***Chair Pagano made a motion to close the May 17, 2018 Planning Board meeting at 8:12pm. Motion seconded by Member Towle. All in favor.***

Submitted by,

LARA HART, Secretary  
Village of Red Hook Planning Board