

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
MAY 9, 2016**

CALL TO ORDER / DETERMINATION OF QUORUM

Christine Kane called the meeting to order at 7:00 pm and confirmed the agenda. A quorum was determined present for the conduct of business. Members present: Christine Kane, Brian Walker, Sam Harkins, Sam Phelan, Brian Kelly, Charlie Laing, Kallie Robertson and Lisa Foscolo.

PUBLIC HEARING

The Bagel Shoppe – 174 Route 199 – Site Plan

Public Hearing on application to establish a bagel shop in the B1 Zoning District.

Ms. Kane opened the Public Hearing, which was advertised in the Kingston Daily Freeman and the Poughkeepsie Journal.

Surveyor Marie Welch and Stacy Rhynders were present. Ms. Kane said that since there was no public audience present, it would not be necessary to give a presentation on the project.

Ms. Welch distributed a site plan revised to satisfy comments on a Greenplan memo dated 5-8-16. Ms. Kane asked if the Board or anyone else in attendance had any questions or comments about the project. There were none.

The Board reviewed the Greenplan memo. Ms. Rhynders said that the landowner has agreed to stripe the parking lot, and that she had removed the unshielded wall fixtures, and provided cut sheets for a new shielded light on the building.

Regarding signs, Ms. Rhynders confirmed that her sign attached to the building is aluminum with vinyl letters. Ms. Welch said the owner plans to move the existing complex sign, and will probably re-do the sign when he does, and added that the planter beneath the sign will be maintained with seasonal plantings. There was some discussion of whether or not both sides of a complex sign are combined when calculating the square footage of it, which is limited to 16. Ms. Kane said that the Building Inspector would determine how the footage is calculated.

Ms. Kane said the Dutchess County Department of Planning and Development (DCDPD) has reviewed the site plan and is concerned about the lack of channelized ingress and egress on the site. The DCDPD recommended that the applicants consult with the NYS Department of Transportation (NYS DOT) to discuss curbing at the site.

Ms. Kane suggested some temporary measures be taken, such as placing planters, to delineate an entrance. There was some concern among Board members whether there is enough parking at the site, and the size of the parking area in general. Everyone agreed that moving the complex sign from the middle of the parking lot to one end was an improvement.

The Board generally agreed that moving the sign and using planters to channel the traffic flow would suffice for the time being, but if the complex develops more, the owner must address the issue with the NYS DOT.

Ms. Kane asked if there were any questions or comments from the public. There were none. Kallie Robertson made a motion to close the public hearing. Sam Harkins seconded and all members voted in favor.

The Board reviewed a draft conditional approval resolution, and added conditions requiring the owner of the property to move the freestanding complex sign to the northeast corner of the property and incorporate planters to control traffic by May 30, and to work with the NYS DOT to develop traffic channelization prior to any further development on the property.

Charlie Laing made a motion to adopt the resolution as amended. Sam Harkins seconded and all members voted in favor.

There being no further business to come before the Board, Sam Harkins made a motion to adjourn. Brian Kelly seconded and all members voted in favor.

Respectfully submitted,

Kathleen Flood
Secretary