

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
November 9, 2020**

Chairman Sam Phelan called the meeting to order at 7:30 pm. Mr. Phelan assured compliance with the NYS Open Meetings Law regarding the use of videoconferencing the meeting utilizing the Zoom internet platform.

A quorum was determined present for the conduct of business. Members present: Sam Phelan, Brian Kelly, Kristina Dousharm and Lewis Rose. Also present was planning consultant Michele Greig.

Mr. Phelan commented that there are currently four Board members (three seats are vacant) so any decisions need to be unanimous to pass. He gave instructions for how to make comments or ask questions on Zoom for the public hearing.

Brian Kelly moved to accept the draft minutes for the October 5 meeting. Kristina Dousharm seconded and all members, by roll call vote, voted in favor.

Mr. Phelan said a pre-application discussion had been added to the end of the agenda.

PUBLIC HEARING

Ferguson Barn- 32 Vosburgh Road - Special Use Permit and Site Plan

Public Hearing on application to construct a barn for personal and veterinary uses on a 12-acre parcel in the RD3 Zoning District.

The Public Hearing announcement that was published in the Poughkeepsie Journal was read. Lewis Rose moved to open the public hearing. Brian Kelly seconded and all members voted in favor.

Applicant Gillian Ferguson was present. She gave a presentation about her project, which is an addition to her existing sheep farm.

Mr. Phelan asked if there were any comments or questions. Deborah Reynolds of 17 Vosburgh Road asked if there would be an increase in animals. Ms. Ferguson said there would be no additional animals staying at the site, only a few a week will be seen in the barn, and the buildup of animal waste will be minimal. She said it was hard to predict how much of an increase in veterinary business will occur. Ms. Reynolds asked if there would be many large vehicles bringing animals in. Mr. Ferguson said because the animals she treats are small, they are usually brought in small trailers and SUVs.

Mr. Phelan asked if there were any comments from Board members. Brian Kelly said he had visited the site and he felt the project seems appropriate.

With no further comment or questions, Brian Kelly moved to close the public hearing. Kristina Dousharm seconded and all members voted in favor.

The Board reviewed a draft approval for Special Use Permit. Brian Kelly moved to adopt it. Kristina Dousharm seconded and all members, by roll call, voted in favor.

The Board reviewed a draft approval for Site Plan. Lew Rose moved to adopt it. Brian Kelly seconded and all members, by roll call, voted in favor.

OLD BUSINESS

Merrihew Minor subdivision – 7887 Albany Post Road

Continued discussion of application to subdivide a 6.885-acre parcel in the R1.5 Zoning District into three lots 1.825, 1.576 and 3.484-acres in size.

Applicant's representative Marie Welch was present.

Michele Greig noted that the house location on lot A3 was moved east to meet the recommended 200-foot buffer from the agricultural land to the west. She said a common use and maintenance agreement for the shared driveway will be required. Mr. Phelan added that the Planning Board's engineer had submitted comments regarding the excessive slopes in the driveways. Ms. Welch said she had received them and would address them.

Mr. Phelan asked if there were any comments from Board members. There were none.

The Board reviewed parts 2 and 3 of SEQR and a Negative Declaration. Kristina Dousharm moved to adopt the Negative Declaration. Lew Rose seconded and all members, by roll call, voted in favor. A public hearing was scheduled for Dec. 7.

NEW BUSINESS

Bie Minor Subdivision – 323 Lasher Road

Presentation of application to subdivide an 8.45 -acre parcel into two parcels, 3.11-acres and 5.34-acres, in the RD3 Zoning District.

Applicant's representative Marty Willms and applicants Bobbie and Dan Bie were present. Mr. Willms gave an overview of the project.

It was noted that lot lines would need to be adjusted to provide for a flag lot with 50' of road frontage for the rear lot, rather than the right of way proposed.

Engineering issues and environmental features, particularly wetlands and floodplains, were discussed. Mr. Willms said the wetlands would be re-delineated. He said the Army Corps of Engineers (ACOE) is currently reviewing a permit application. He noted that drainage swales exist in the ACOE wetlands.

Ms. Greig said that she and the Planning Board's engineer would need to review information that was supplied regarding the wetlands and floodplains that had just been received to determine whether the project can go forward.

Hutchins Cottage Special Use Permit– 230 Linden Avenue

Presentation of application to construct a 26' x 26' cottage on 10.22-acre parcel in the R1.5 Zoning District.

Applicant Paul Hutchins was present. He gave an overview of the project. Adjustments to the site plan to address setbacks and the location of the well, septic and driveway were discussed. The Board also asked for outdoor lighting to be indicated, and photos of the existing site to be submitted.

The Board reviewed a resolution declaring the project a Type II action under SEQR. Kristina Dousharm moved to adopt it. Brian Kelly seconded all members voted in favor.

Old Rhinebeck Aerodrome Hangar Replacement Site Plan- 16 Norton Road

Presentation of application to demolish two existing storage hangars with one new one in the RD3 Zoning District.

Applicants representative Andrew Howard of Freeman Howard, PC Old Rhinebeck Aerodrome Museum President Mike DiGiacomo, and Board member Robert Lippman; Scott Cruikshank of Consigli Construction and Brian Coughlin of Coughlin Construction were present.

Mr. Howard gave an overview of the project. Two hangars that total 6,468 square feet will be replaced by one 6,000 square foot hangar to store airplanes. No water or septic is included.

Kristina Dousharm said she thought the design of the proposed hangar was appropriate. Mr. Phelan asked if it would be seen from the road. Mr. DiGiacomo said perhaps, but it would not be very visible.

Michele Grieg recommended that samples of building materials be submitted, and asked about existing and proposed signs.

The applicants will return before the Board with a more complete site plan.

The Board reviewed a SEQR resolution for an Unlisted Action. Lew Rose moved to adopt it. Brian Kelly seconded and all members voted in favor.

Ackerman / Sheehan Lot Line Adjustment – 234 Hapeman Hill Road

Presentation of application to transfer 1.031 acres from a 102.7-acre parcel to a 5.022-acre parcel in the Agricultural Business District.

Applicant Brian Ackerman was present. An overview of the project was given.

Michele Greig said that the land being conveyed is not classified as statewide or important soil, so there is little for the board to be concerned about regarding a loss of important agricultural lands.

Brian Kelly made a motion to adopt a resolution classifying the proposed project as a type II action under SEQOR. Lew Rose seconded and all members voted in favor. A public hearing was scheduled for Dec. 7.

Greig / Nucci Lot Line Adjustment – 221 Pitcher Lane

Presentation of application to transfer 61.752 acres of land from a 93.467-acre parcel to an adjacent 30.387 parcel belonging to the same owner, and transfer 0.605 acres of land from the resulting 92.139-acre parcel to a 0.765-acre parcel in the Agricultural Business District.

Applicant Norman Greig was present. Sam Phelan noted that the Greig properties involved are already under consideration by the Planning Board and the Zoning Board of Appeals for an airstrip. He explained that the lot line adjustment must take place first, and the special use permit application for the airstrip will have to be amended before proceeding.

Mr. Greig gave an overview of the project. The Board and applicant reviewed comments from the Planning Board's consultant dated 11-9-2020.

Mr. Greig stated that the parcels involved have no deed restrictions or covenants.

Lew Rose moved to adopt a SEQOR Type II resolution. Brian Kelly seconded and all members voted in favor. A public hearing was scheduled for Dec. 7.

OTHER BUSINESS

Local Law B referral from the Town Board

The Board discussed the proposed law, and decided there is no impact on the Planning Board and its deliberations. A memo to that effect will be sent to the Town Board.

Extension Request- Shafer's Hudson Valley

Brian Kelly made a motion to grant a 6-month extension to satisfy the conditions of approval. Lew Rose seconded and all members voted in favor.

Rokeby Helipad – set demonstration date, update on response to RFP for Planning Board noise engineer consultant

Mr. Rose said three bids had been received in response to an RFP for Planning Board noise engineering consultant to work with the Board and applicants. He said that the bid was awarded to CHANGE Environmental of Saratoga Springs.

Mr. Phelan said a demonstration has been planned at the site Thursday, Nov. 16 at 1 pm.

Pre-application discussion – Dennis Kanuk and Rhianon Jones

Mr. Kanuk and Ms. Jones said they are considering siting a 45' vintage modular coffee shop in the TND-CC district at 7269 South Broadway, which currently contains a 1200-sf residence and a commercial building that is vacant. He said the plan is to demolish the house and site the diner on that portion of the lot.

Board members commented about various aspects of the TND-CC zoning code, and talked about the challenges of the property and their recent experiences with it. Mr. Kanuk and Ms. Jones were referred to the Zoning Board of Appeals due to the zoning ordinance that requires all commercial buildings to be a minimum of two stories in the TND-CC.

ADJOURNMENT

There being no further business before the Board, Brian Kelly moved to adjourn. Lew Rose seconded and all members voted in favor.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathleen Flood".

Kathleen Flood
Clerk for the Board

Resolution Granting Special Permit Approval to Ferguson Animal Hospital

Name of Project: Ferguson Animal Hospital

Name of Applicant: Gillian Ferguson

Whereas, the Town of Red Hook Planning Board has received an application for Special Permit approval from Gillian Ferguson to construct a $\pm$ 780 square foot animal hospital on a $\pm$ 12.03 acre parcel (Tax Map Parcel No. 134889-6374-00-393217) located at 32 Vosburgh Road in the RD3 Zoning District in the Town of Red Hook, Dutchess County, New York; and

Whereas, the applicant has submitted a Site Plan entitled "New Barn with Animal Hospital" prepared by the applicant dated October 4, 2020; building elevations and floor plans entitled "Barn Building for Ferguson Property" prepared by D. Freeman Architect (Sheets A1 to A3) dated November 26, 2019; and "Onsite Sewage Disposal System for Veterinarian Building on Lands of Ferguson" prepared by Christopher R. DiChiaro, PE (Sheets C1 and C2) dated December 13, 2019; and

Whereas, on June 1, 2020, the Planning Board classified the proposed action as a Type II action pursuant to 6 CRR-NY Part 617.5(c)(4) and (9); and

Whereas, the Planning Board has reviewed the application for Special Permit against the general standards for a special use permit found in § 143-51 and has found that the proposal complies with all of the general standards, including: the location and size of the use, and the nature and intensity of the operations involved are in harmony with the orderly development of the RD3 District; the size of the site in relation to the use, the location, nature and height of the building in which the use will be located, and the nature and intensity of intended operations will not discourage the appropriate development and use of adjacent land and buildings, nor impair the value thereof; proposed traffic accessways will be adequate, and safe and accessible off-street parking will be provided; the general landscaping of the site is in character generally prevailing in the neighborhood; all structures will be readily accessible for fire and police protection; the character and appearance of the proposed animal hospital will be in general harmony with the character and appearance of the surrounding neighborhood and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration or flashing lights; and the use will be carried out in a manner compatible with its environmental setting and with due consideration to the protection of natural resources; and

Whereas, the Planning Board has reviewed the application for Special Permit against the specific standards for an animal hospital found in § 143-87 and has found that the proposal complies with all of the specific standards, including: no dogs are proposed to utilize the animal hospital, but should dogs utilize the site in the future, hours of operation during which dogs may be brought to and from the establishment and be let out shall be limited to 7:00 am to 8:00 pm; and

Whereas, the Planning Board has found the proposal complies with all applicable sections of the Zoning Law; and

Whereas, the parcel is located within 500 feet of a certified New York State agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement dated

April 28, 2020, which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcel; and

Whereas, the Planning Board considered the Agricultural Data Statement in its review of the application; and

Whereas, on November 9, 2020, the Planning Board opened a duly noticed public hearing on the Special Permit application, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on November 9, 2020; and

Whereas, the project also requires a Site Plan approval; and

Whereas, the Planning Board has deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board has determined that no new residential building lots or principal dwelling units will be created, and thus deems not applicable to this application the requirement for set-aside of recreation or other open space land or the alternative payment of a cash-in-lieu-of-land recreation fee.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Special Permit approval to Gillian Ferguson for an animal hospital in accordance with the plans and specifications heretofore enumerated upon the following conditions:

- A. The applicant shall obtain Site Plan approval for the proposed project from the Planning Board.
- B. If dogs utilize the animal hospital in the future, the hours of operations during which dogs may be brought to and from the establishment and be let out shall be limited to 7:00 am to 8:00 pm.
- C. The applicant shall continue to comply with all requirements of § 143-87 of the Zoning Law.
- D. The applicant shall pay to the Town of Red Hook any outstanding fees due and owing for the review of this application.
- E. The applicant shall pay any and all outstanding escrow balances for consultant review.
- F. The applicant shall continue to comply with all conditions imposed by any of the outside agencies in their permits and approvals.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicant.

On a motion by Brian Kelly, seconded by Kristina Dousharm, and a roll call vote, which resulted as follows:

Chairman Sam Phelan	Voting <u>Aye</u>
Deputy Chairman Brian Kelly	Voting <u>Aye</u>
Member Kristina Dousharm	Voting <u>Aye</u>
Member Lew Rose	Voting <u>Aye</u>
and three vacant seats	

Resolution was declared adopted on November 9, 2020.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant

Kathleen Flood
Kathleen Flood, Clerk to the Planning Board

11 - 10 - 2020
Date

Resolution Granting Site Plan Approval to Ferguson Animal Hospital

Name of Project: Ferguson Animal Hospital

Name of Applicant: Gillian Ferguson

Whereas, the Town of Red Hook Planning Board has received an application for Site Plan approval from Gillian Ferguson to construct a $\pm$ 780 square foot animal hospital on a $\pm$ 12.03 acre parcel (Tax Map Parcel No. 134889-6374-00-393217) located at 32 Vosburgh Road in the RD3 Zoning District in the Town of Red Hook, Dutchess County, New York; and

Whereas, the applicant has submitted a Site Plan entitled "New Barn with Animal Hospital" prepared by the applicant dated October 4, 2020; building elevations and floor plans entitled "Barn Building for Ferguson Property" prepared by D. Freeman Architect (Sheets A1 to A3) dated November 26, 2019; and "Onsite Sewage Disposal System for Veterinarian Building on Lands of Ferguson" prepared by Christopher R. DiChiaro, PE (Sheets C1 and C2) dated December 13, 2019; and

Whereas, on June 1, 2020, the Planning Board classified the proposed action as a Type II action pursuant to 6 CRR-NY Part 617.5(c)(4) and (9); and

Whereas, the Planning Board has found the proposal complies with all applicable sections of the Zoning Law; and

Whereas, the parcel is located within 500 feet of a certified New York State agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement dated April 28, 2020, which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcel; and

Whereas, the Planning Board considered the Agricultural Data Statement in its review of the application; and

Whereas, on November 9, 2020, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on November 9, 2020; and

Whereas, the Planning Board has deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board has determined that no new residential building lots or principal dwelling units will be created, and thus deems not applicable to this application the requirement for set-aside of recreation or other open space land or the alternative payment of a cash-in-lieu-of-land recreation fee.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan approval to Gillian Ferguson for an animal hospital in accordance with the plans and specifications heretofore enumerated upon the following conditions:

- A. The Planning Board authorizes the Chairman or his authorized designee to sign the Site Plan after compliance with the following conditions:

- (1) The Site Plan shall be amended to include a signature block for the Planning Board.
- (2) The applicant shall submit manufacturers cut sheets for a fully-shielded fixture with a maximum color temperature of 3,000K.
- (3) The applicant shall obtain approval from the Dutchess County Department Behavioral and Community Health for the proposed sewage disposal system.
- (4) The applicant shall pay to the Town of Red Hook any outstanding fees due and owing for the review of this application.
- (5) The applicant shall pay any and all outstanding escrow balances for consultant review.
- (6) The applicant shall submit Site Plan drawings for stamping and signing in the number and form specified under the Town's Zoning Law, including all required stamps and signatures.

When the above conditions have been satisfied, three (3) sets of the above referenced plans shall be submitted for endorsement by the Planning Board Chairman or his designee. One (1) set will be returned to the applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to the Village Engineer. The applicant must return to the Planning Board for approval of any desired changes from the endorsed plans.

- B. The following conditions shall be fulfilled prior to the issuance of a Certificate of Occupancy (CO):
- (1) All proposed improvements shall have been completed in accordance with the approved Site Plan.
- C. The following are general conditions which shall be fulfilled throughout the construction and operation of the project:
- (1) The applicant shall continue to comply with all requirements of § 143-87 of the Zoning Law.
 - (2) The applicant shall continue to comply with all conditions imposed by any of the outside agencies in their permits and approvals.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicant.

On a motion by Lew Rose, seconded by Brian Kelly, and and a roll call vote, which resulted as follows:

Chairman Sam Phelan	Voting <u>Aye</u>
Deputy Chairman Brian Kelly	Voting <u>Aye</u>
Member Kristina Dousharm	Voting <u>Aye</u>
Member Lew Rose	Voting <u>Aye</u>
and three vacant seats	

Resolution was declared adopted on November 9, 2020.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant

Kathleen Flood
Kathleen Flood, Clerk to the Planning Board

11-10-2020
Date

Project:

Merriter

Date:

011-9-2020

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project:

Merrimac

Date:

11 - 9 - 20

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Please see attached Negative Declaration.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Red Hook Planning Board

Name of Lead Agency

Sam Phelan

Date

Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Sam Phelan (K7)

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: November 9, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Red Hook Planning Board, as Lead Agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Merrihew Subdivision

SEQR Status: Type I ☐
Unlisted ☒

Conditioned Negative Declaration: ☐ YES
☒ NO

Description of Action: The applicant proposes to subdivide a ± 6.885 acre parcel (Tax Parcel No. 134889-6373-00-016461) that includes an existing single-family dwelling into three (3) lots, ± 1.825 acres, ± 1.576 acres, and ± 3.484 acres in size. The larger lot is proposed as a flag lot. The property is located in the R1.5 and Scenic Corridor Overlay (SC-O) Districts. The three lots will be served by individual wells and sanitary sewage disposal systems.

Location: 7887 Albany Post Road, Town of Red Hook, Dutchess County New York

Reasons Supporting This Determination:

1. The Town of Red Hook Planning Board has given due consideration to the subject action as defined in 6 CRR-NY 617.2(b) and 617.3(g).
2. After reviewing the Short Environmental Assessment Form (EAF) for the proposed project, the Planning Board has concluded that environmental effects of the proposal will not exceed any of the Criteria for Determining Significance found in 6 CRR-NY 617.7(c).
3. The subject parcel is adjacent to a farm operation that is located on lands within a NYS certified Agricultural District (Agricultural District 20). The eastern property boundary of proposed Lot A-3 is adjacent to the agricultural parcel. The building on Lot A-3 will be located a minimum of 200' from the eastern property boundary to provide a buffer to the adjacent farm operation in conformance with § 120-201 of the Town's Subdivision Regulations. An Agricultural Data Statement was prepared by the applicant and forwarded by the Planning Board to all owners of farm operations within 500' of the subject parcels. The Planning Board considered the Agricultural Data Statement in its review of the

application. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impacts on agricultural resources.

4. The subject parcel is located within the Town's SC-O District, the purpose of which is to protect the rural character and scenic resources of the Town as seen from designated scenic roads. The house locations on all three lots meet the required double front yard setback (100') of the portion of the SC-O District that overlays the R1.5 District. Since proposed Lot A-2 has greater visibility from Route 9, it has the potential to impact the aesthetic character of the designated scenic corridor. However, this impact has been minimized by locating the house site to the rear of the proposed lot behind an existing ridgeline which will be retained to minimize views of new development on Lot A-2 to the greatest extent possible. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on aesthetic resources.
5. The proposed action will create a need for recreational land and facilities due to the generation of approximately six (6) new residents of the Town including two (2) new school age child (based on multipliers provided by Rutgers University, Center for Urban Policy Research "Residential Demographic Multipliers," June 2006). When considering the cumulative demands of all recently approved and pending subdivision applications on Town recreational facilities, there may be a need to expand such facilities in the near future as a result of this and other subdivisions. Based on the present and anticipated future need for park and recreational opportunities in the Town, and the recreation demands that will arise from the future population of this project, parklands should be reserved as a condition of approval of this subdivision. However, the Planning Board has examined the feasibility of locating a park on the subject parcel and has determined that the site is not suitable. Therefore, pursuant to New York State Town Law § 277, the Planning Board has appropriate grounds to require that the applicant deliver payment in lieu of parkland dedication in an amount established by the Town Board, sufficient to allow for expansion of the Town's recreational facilities. Based on the foregoing, the Planning Board concludes that the proposed action will not result in any significant adverse environmental impacts on community resources.
6. The Town of Red Hook Planning Board has concluded that there are no significant adverse environmental impacts associated with the proposed action.

For Further Information:

Contact Person: Kathleen Flood, Planning Board Clerk
Address: 7340 South Broadway
Red Hook, NY 12571
Telephone: 845-758-4613

A Copy of this Notice Filed With:

Town of Red Hook Planning Board (Lead Agency)

617.6
State Environmental Quality Review (SEQR)
Resolution
Classifying the Proposed Project as a Type II Action

Name of Action: Hutchins Cottage

Whereas, the Town of Red Hook Planning Board is in receipt of a Special Permit application by Paul Hutchins to construct a two-bedroom cottage on a $\pm$ 10.22 acre parcel located at 230 Linden Avenue in the R1.5 District in the Town of Red Hook, Dutchess County, New York; and

Whereas, an Environmental Assessment Form (EAF) dated October 5, 2020 was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 CRR-NY 617.4 and 5, the Planning Board has determined that the proposed project is a Type II Action that meets the threshold found in 6 CRR-NY 617.5(c)(11) and, therefore, SEQR does not apply.

Now Therefore Be It Resolved, that the Planning Board hereby classifies the proposed project as a Type II action and declares that no further review under SEQR is required.

On a motion by Kristina Dousharm, seconded by Brian Kelly, and a vote of 4 for, 0 against, 0 absent, and 3 vacant seats this resolution was adopted on November 9, 2020.

617.6

State Environmental Quality Review (SEQR)
Resolution Classifying the Project as an Unlisted Action

Name of Action: Old Rhinebeck Aerodrome Hangar Replacement

Whereas, the Town of Red Hook Planning Board is in receipt of a Site Plan application by The Rhinebeck Aerodrome Museum to demolish two airplane hangars and replace them with one $\pm$ 6,000 square foot hangar on a $\pm$ 123.23 acre parcel located at 16 Norton Road in the RD3 District in Town of Red Hook, Dutchess County, New York;

Whereas, an Environmental Assessment Form (EAF) dated October 29, 2020 was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is an Unlisted action; and

Whereas, the Planning Board has determined that the proposed project is not within an agricultural district and, therefore, the requirements of 6 NYCRR 617.6(a)(6) do not apply; and

Whereas, after examining the EAF, the Planning Board has determined that there are no other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Planning Board hereby classifies the proposed project as an Unlisted action.

Be It Further Resolved, that a Determination of Significance will be made at such time as all reasonably necessary information has been received by the Planning Board to enable it to determine whether the action will or will not have a significant effect on the environment.

On a motion Brian Kelly seconded by Lew Rose and a vote of 4 for, and 0 against, 0 absent, and 3 vacant seats, this resolution was adopted on November 9, 2020.

617.6
State Environmental Quality Review (SEQR)
Resolution
Classifying the Proposed Project as a Type II Action

Name of Action: Ackerman & Sheehan Lot Line Alteration

Whereas, the Town of Red Hook Planning Board is in receipt of a Subdivision application by Brian Ackerman and James and Pamela Sheehan to convey ± 1.031 acres of land from the ± 102.7 acre Sheehan parcel located at 234 Hapeman Hill Road in the AB District to the adjacent ± 5.022 acre Ackerman parcel located at 322 Hapeman Hill Road in the RD3 District in the Town of Red Hook, Dutchess County, New York; and

Whereas, an Environmental Assessment Form (EAF) dated October 30, 2020 was submitted at the time of application; and

Whereas, after comparing the thresholds contained in 6 CRR-NY 617.4 and 5, the Planning Board has determined that the proposed project is a Type II Action that meets the threshold found in 6 CRR-NY 617.5(c)(16) and, therefore, SEQR does not apply.

Now Therefore Be It Resolved, that the Planning Board hereby classifies the proposed project as a Type II action and declares that no further review under SEQR is required.

On a motion by Brian Kelly, seconded by Lew Rose, and a vote of 4 for, 0 against, 0 absent, and 3 vacant seats, this resolution was adopted on November 9, 2020.

617.6
State Environmental Quality Review (SEQR)
Resolution
Type 2 Action

Name of Action: Greig Nucci Lot Line Alteration

Whereas, the Town of Red Hook Planning Board is in receipt of an application for Lot Line Alteration of three existing lots of record, two owned by Robert T. Greig and one owned by Matthew Nucci and Kathryn Grochan-Nucci located at Pitcher Lane in the Town of Red Hook, Dutchess County, New York and identified by Tax ID as parcels 6273-00-896812, 6273-00-944725, and 6373-00-003907, and

Whereas, an Environmental Assessment Form (EAF) dated 10/30/20 was submitted at the time of application, and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board has determined that the proposed project is a Type II Action that meets the threshold found in 6 NYCRR 617.5(c)(32) and, therefore, SEQR does not apply, and

Whereas, the Planning Board has determined that the proposed project is within an agricultural district and, therefore, the requirements of 617.6(a)(6) apply meaning that an Agricultural Data Statement must be filed with all owners of farm operations within 500 feet of the site and then considered by the Planning Board, and

Whereas, after examining the EAF, the Planning Board has determined that there are no other involved and/or federal agencies on this matter.

Now Therefore Be It Resolved, that the Planning Board hereby declares that no further review under SEQR is required.

On a motion by Brian Kelly, seconded by Lew Rose, and a vote of 4 for, and 0 against, and 3 board vacancies, this resolution was adopted by the Town of Red Hook Planning Board on November 9, 2020.