

APPROVED

Town of Red Hook Planning Board Meeting Minutes May 15, 2006

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:50 p.m. and a quorum determined present for the conduct of business.

Members present — Jennifer Fier, John Hardeman, Paul Telesca, David Wright, and Acting Chair Charles Laing. Sam Phelan and Christine Kane were absent. Planning Consultant Michele Greig was also present.

BUSINESS SESSION

Charles Laing said that the amended site plan application to be presented by Red Hook Terminal South had been withdrawn from the evening's agenda .

Charles Laing then reminded the members that that several training sessions were being offered by the Dutchess County Planning Federation and that a breakfast session on the topic of 'Ethical Issues in Planning and Zoning' would be held May 31, 2006 at Kozel's restaurant in Ghent.

The minutes from the May 1, 2006 meeting had been sent to the members and reviewed. Paul Telesca made a motion to approve the minutes as written. John Hardeman seconded the motion, and all members present voted in favor.

Jennifer Fier commented on the Michael Lueck application for Special Permit, approved at the May 1, 2006 meeting. She said a valuable addition to that review would have been a letter from the Building Inspector attesting to the area of 'habitable space' in the proposed apartment. She urged the Board to request this type of letter in similar situations in the future.

REGULAR SESSION (OLD BUSINESS)

7 Pines, LLC – Norton Road – Subdivision Plat

Tom Mannix, P.E., Tom LeGrand and attorney Warren Replanski were present for continued discussion of an application for subdivision plat approval to create six (6) residential building lots ranging from 5+ acres to 40+ acres from a total 126.7-acre parcel on both sides of Norton Road in the RD3 Zoning District.

Mr. Replansky said that he had conferred with Ms. Greig regarding outstanding issues. He repeated that the proposed expansion areas, now proposed only for Lots 3, 5 and 6, would be solely for accessory structures and that the residences would be constructed on the specific building sites shown on the plat.

Ms. Greig suggested several amendments to the conservation easement language. The Board agreed to refer both the draft easement language and Ms. Greig's suggested

changes to Keane & Beane for review. Following the receipt of comments by Keane & Beane, a revised draft will be sent to Winnakee Trust. Asked if accessory structures would be permitted in the area placed under easement, Mr. Replansky said no, that all accessory structures would be located in the proposed expansion areas.

Other outstanding issues included the correction of typographical errors and designation of soil types. The Board asked Mr. Mannix to differentiate between the primary building envelopes and the accessory expansion areas with different types of shading. The Board also reminded Mr. Mannix that he must submit the revised plans to DEC for conceptual driveway approvals for Lots 1 and 5 and that a sign-off letter from DEC will be one of the documents needed for final approval. In addition DEC must sign the wetlands block on the final plat. Mr. Mannix must certify the existence of acceptable water supply and sewage disposal sites on each lot, and he must obtain the necessary approvals from the Health Department.

Mr. Replansky agreed to add language to the plat regarding the preserved lands outside the building envelopes as well as incorporating that language into the conservation easement.

The Board generally agreed that the only substantial change between the current revised plan and previous plans was the addition of the accessory areas on Lots 3, 5 and 6. Accordingly, Charles Laing made a motion that a public hearing on the application for final approval would not be required. David Wright seconded the motion, and all members voted in favor.

Charles Laing reviewed the EAF part 1, and with input from the Board, completed part 2. Charles Laing then reviewed the draft negative SEQR declaration generally approved at a previous meeting. John Hardeman made a motion to adopt the negative SEQR declaration as final. Paul Telesca seconded the motion, and all members voted in favor.

Charles Laing reviewed an offered resolution granting preliminary plat approval with conditions as outlined in the previous discussions. Paul Telesca made a motion to adopt that resolution. John Hardeman seconded the motion, and all members present voted in favor. A copy of that resolution is attached to, and made part of, these minutes.

The project will be put on the June 19, 2006 agenda if review comments are received from Keane & Beane and other necessary documents are received from the applicants.

Henry Ruella – Williams Road – Subdivision Plat

Henry Ruella was present for the discussion of his application to create one new 10-acre lot and one 10.986 remaining lands lot from a 20.986-acre parcel in the RD 3 Zoning District.

Charles Laing discussed the history of the project parcel, which was part of the IX Investors subdivision in 1975. He said that note #2 on the plat allows only 'one principal dwelling unit per lot' and that note #16 prohibits any 'redevelopment of any lots...without the approval of the Dutchess County Health Department and of the Planning Board of the Town of Red Hook and Milan.'

He also read two letters from that file, both written by Planning Board Chair Richard Hutter to Spencer Robinson regarding the IX Investors application. One, dated

March 19, 1975, said in part, 'At our March 17, 1975 meeting the IX Investors, Inc. proposal was given sketch plan approval with the following conditions to be met:...2. Note that there is to be no further subdivision of lots.' The other letter, dated July 10, 1975, said in part ...'Preliminary Plat approval was given this proposal, however, a note stating "No further subdivision of these lots" should be shown on the map before final plat approval is considered.'

Charles Laing said that the parcel now has approval for one house and one septic system. Mr. Ruella said that if his subdivision application is approved, each subsequent lot will have only one house and one septic system. He also said that note # 16 on the IX Investors subdivision plat prohibiting further subdivision without approval by the Health Department and the Planning Board did not negate his application, since he already had conceptual approval from the Health Department.

Charlie Laing also read Section 143-21C of the Town Code concerning flag lots, which states that flag lots may be considered conforming lots 'provided that the minimum requirements set forth below are strictly applied.' One of those requirements, he said, is that a flag lot 'shall have a minimum lot frontage of fifty (50) feet'. He said that when a variance was granted which halved the parcel's frontage, any subsequent flag lots created from the parcel would no longer be in compliance with the regulations.

The Board generally agreed to seek an opinion from Keane & Beane regarding the binding nature of the intent of the Planning Board in 1979 as evidenced by the letters in the file, the two pertinent notes on the IX Investors' subdivision plat, and the concerns raised by the variance granted by the ZBA in 2005.

The Board agreed to keep Mr. Ruella informed about the progress of communications with Keane & Beane.

Tim & Irene Hourihan – Crestwood Road – Subdivision Plat

Tim Ross, P.E., attorney Richard Frankel and Irene and Tim Hourihan presented a new subdivision plan for the parcel, now seeking Subdivision Plat (Sketch Plan) approval to create six (6) new lots and one (1) remaining lands lot from a 26.87-acre parcel in the RD3 Zoning District.

Mr. Ross said that this new cluster subdivision proposed six new lots served by a private road. A conservation easement would protect the large field as open space, and there would be one curb cut. The houses would be tucked behind existing trees. He said that the homes would have individual wells but a community septic system. The community septic system, he said, had received a conceptual approval from the Health Department. He said, however, that in his experience, community septic systems are not as successful as individual systems because homeowners tend to abuse them. He said that all the wetlands had been delineated on the plat and that all the proposed lots were a substantial distance away.

The Board and Mr. Ross discussed the proposed private road. They agreed that the current Town-required width of 26' would probably be too wide, especially since Crestwood Road was 19' wide. They also agreed that new, narrower road specifications currently being discussed by the Town Board would be more appropriate.

The Board referred the cluster subdivision plan to the Agricultural and Open Space Advisory Committee and tentatively scheduled the project on the June 19, 2006 agenda, provided that a response from the AOSAC is received prior to that date.

Vosburgh/ Kesicke Farm – Middle Road & Rokeby Road – Subdivision Plat and Lot Line Alterations

Paul Vosburgh, planner Art Brod, Mark Graminski, P.E., and attorney Warren Replansky were present for a discussion of applications to create 2 new lots and to move 5 lot lines, all from 4 parcels totaling 206.1 acres, partially in the Town of Rhinebeck and partially in both the R 1.5 Zoning District and the RD3 Zoning District of the Town of Red Hook. Also in the Certified Agricultural District.

Mr. Graminski explained the project saying that the three applicants—Kesicke Farm, David Vosburgh and Ann Marie Vosburgh—were proposing that, on each side of Middle Road, the two existing lots would become three lots, for a total of two new lots in the entire project. The lot line alterations would distribute the land more equitably among the Vosburgh children. Mr. Vosburgh explained that this subdivision was part of the family's estate planning and that the land was an active farm now and would continue to be a farm.

Jennifer Fier said that the submitted plat was confusing. The applicants and the Board agreed that two linked sheets, one with existing lot lines and one with proposed lot lines, would give a clearer picture of the project.

Charles Laing said that the applicants must submit a farmland protection plan, which would be referred to the Agricultural and Open Space Advisory Committee. Ms. Greig said that the applicants did not have to develop a full build-out plan but could calculate density by the formula method. Ms. Grieg also said that the applicants should attempt to include non-agricultural soils in each proposed lot, which would provide a building envelope for future development on each proposed lot. Mr. Brod asked if requiring farmers to formulate a development plan does not encourage applicants to speculate in that direction.

Mr. Graminski and Mr. Vosburgh asked if the one-lot exception under the Farm Law, which would not require a farmland protection plan, could be applied to this project. The Board agreed that, should the applicant choose this option, only one 3-acre lot and one 1½-acre lot could be created.

The Board and the applicants discussed the possibility of achieving an acceptable lot configuration entirely by means of lot line alterations or possibly by creating one new 3-acre lot under the one-lot exception and reconfiguring the remainder of the land with lot line alterations. Mr. Graminski cited the CAFH subdivision, which was approved by the Planning Board in 2005 without a farmland protection plan. The Board generally agreed that the CAFH project was allowed to go forward without a farmland plan because it actually consolidated three lots into two lots, which discouraged development.

The Board generally agreed that even if the applicants proposed to reconfigure the land entirely through lot line alterations, the plan must be referred to the AOSC. Mr. Vosburgh said that, in any case, the family needed the creation of the two additional lots to divide the farm equally and that simply reconfiguring the current lots would not be satisfactory.

John Hardeman suggested that the applicants work with the AOSC toward reconciling the wishes of the applicants with the requirements of the Farm Law. He also believed that funding could be available from the County for help in developing a farmland protection plan. The Board generally agreed to research this possibility. The applicants agreed to meet with the AOSC.

REGULAR SESSION (NEW BUSINESS)

Michael Anderson – Station Hill Road (Barrytown)- Certificate of Appropriateness

Contractor Steve Dunning was present with an application for a Certificate of Appropriateness for the installation of a 10' x 10' deck and a 4' x 17' boardwalk on a 0.85-acre parcel in the Hamlet (H) District.

Mr. Dunning explained that the applicant wished to install a deck partially around an existing hot tub and also to install a boardwalk from his house out to the deck.

The Board asked Mr. Dunning to locate the septic system, large trees and groups of trees on the submitted plan. It also asked him to submit a location map and a legend of required and proposed setbacks. It then referred the project to the Hamlet/ Design Review Committee, with a request that the Committee respond with its comments before the June 5, 2006 meeting.

The Board tentatively scheduled the project for the June 5, 2006 provided that comments from the Committee are received by that date.

Barbara Blisko – 7269 South Broadway – Amended Site Plan

Barbara Blisko was present with an application for Amended Site Plan Approval to authorize modifications to existing site on a 0.46-acre site in the B1 District.

Ms. Blisko explained that she wanted to establish her chiropractic office in the building formerly occupied by 'Hooked on Antiques'. She said that she would be making no exterior changes to the building, the landscaping, the lighting or the parking. She wished only to hang a sign in the same location as the previous sign. The sign would have the same dimensions as the one shown in the site plan approved for Red Hook Terminal South in June, 2005. She said that her office would require six (6) parking spaces for clients and staff, the same number provided in the earlier site plan.

The Board agreed that even this minor change would require referral of the project to Dutchess County Planning under General Municipal Law 239m.

The Board classified the project as a Type 2 action under SEQR. John Hardeman made a motion that, because of the project's limited scope, the Board conclude that no further review was necessary. Paul Telesca seconded the motion, and all members present voted in favor.

Paul Telesca then made a motion to adopt a resolution approving the Amended Site Plan, with conditions that the applicant submit a more detailed drawing of the sign and cut sheets of acceptable shielded lighting for that sign and that the Board receive a letter of 'no concern' from Dutchess County Planning. A copy of that resolution is attached to, and made part of, these minutes.

Patrick & Debra Murphy – Feller-Newmark & Hapeman Hill Roads – Subdivision Plat

Patrick Murphy was present with an application to create two (2) new residential lots of 3.02-acres and 3.152 acres and a 4.896-acre remaining lands lot from an 11.068-acre parcel in the RD3 Zoning District and Certified Agricultural District.

Mr. Murphy explained that he wanted to create one lot on which to build a house for his parents and another lot destined for a house for his son. He said he had already consulted the Town Highway Superintendent and received conceptual approval of the driveway location. He said there was a ledge and an easement for Central Hudson along the Hapeman Hill Road edge of the parcel.

The Board generally agreed to refer the project to the AOSC and advised the applicant to formulate a farmland protection plan. The Board also determined to conduct a site visit and to research the history of the parcel.

OTHER BUSINESS

ADJOURNMENT

Since there was no further business to come before the Board, Jennifer Fier made a motion to adjourn. David Wright seconded the motion, and all members present voted in favor.

Informal discussion after the meeting

Robert McKeon said that the Town Board was considering exempting from the proposed moratorium any application for major subdivision that had received preliminary plat approval and any application for minor subdivision that had received sketch endorsement. He asked that, if the Board was agreeable to those exemptions, it send a letter to the Town Board expressing that agreement. The Board generally agreed to send that letter.

Respectfully submitted,

Paula Schoonmaker, Ass't Clerk

Attachments

Negative SEQR declaration for 7 Pines Major Subdivison

Resolution granting preliminary plat approval to 7 Pines

Resolution granting amended site plan approval to Barbara Blisko

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: May 15, 2006

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: 7 Pines Subdivision

SEQR Status: Type I
Unlisted

Conditioned Negative Declaration: YES
NO

Description of Action: The applicant proposes to subdivide two parcels of land totaling ± 126.63 acres located in the RD3 Zoning District into six (6) residential building lots ranging in size from ± 7.99 acres to ± 39.28 acres. The lots be served by individual wells and septic systems and will be accessed from Norton Road. Two of the proposed driveways will encroach on a New York State Department of Environmental Conservation (DEC) wetland and the regulated 100-foot adjacent area, requiring a Wetlands Disturbance Permit from the DEC. The applicant has represented that the lots will be offered for sale for building construction by the future landowners.

Location: Norton 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 NYCRR 617.2(b) and 617.3(g).
2. After reviewing the Environmental Assessment Form (EAF) for the action dated May 3, 2005, the Planning Board has concluded that environmental

effects of the proposal will not exceed any of the Criteria for Determining Significance found in 6 NYCRR 617.7(c).

3. State and federal jurisdictional wetlands are located on the project site. The wetlands were field delineated and the delineation was verified by an independent third party and by NYSDEC staff. Construction of driveways on Lots # 1 and #5 requires a Freshwater Wetlands Permit from DEC for infringement on the State wetland and its regulated 100-foot adjacent area. The plans have been reviewed by DEC, which has approved the locations of the driveways, subject to submission of the revised plans and a deed restriction being placed on all six (6) lots. The individual lot owners will obtain the Freshwater Wetlands Permits from DEC. The Town Building Department will ensure that the necessary permits are obtained prior to issuing a building permit. A deed restriction will be placed on all six (6) proposed lots indicating that the properties contain State and federal wetlands, with an affirmative notification to the future landowners that these are protected areas under State and federal law and any disturbance within the wetlands or within the 100 foot adjacent area requires a permit from the DEC and may require federal permits. During construction of the driveways and houses on all six (6) lots, individual homeowners will be required to install the erosion and sediment control measures noted on the plans, and file a Notice of Intent for coverage under the SPDES General Permit GP-02-01 in compliance with the Phase II Stormwater Regulations. The Town Building Department will ensure enforcement of these requirements. The total area of federal wetlands disturbance, including grading in the proposed building envelop areas, as shown on the plan dated February 15, 2006, will be less than one-tenth (1/10) of an acre, and the proposed action will therefore be covered by Nationwide Permit #39. The individual property owner will comply with all conditions and thresholds of the Nationwide Permit #39. The Planning Board has determined that these measures will mitigate impacts to wetlands to the greatest extent practicable.
4. The project site contains soils of statewide importance and is therefore subject to the Town of Red Hook's Important Farmlands Law. The Planning Board forwarded the application to the Town of Red Hook Agricultural and Open Space Advisory Committee for its review. The project site is located adjacent to a certified agricultural district and 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 parcel. The Planning Board considered comments on the Agricultural Data Statement and review responses from the Agricultural and Open Space Advisory Committee in its review of the application. The project site possesses Dutchess Complex soils (DwB), which are soils of statewide importance, and other moderate or poorer quality soils, including hydric soils, in addition to large areas of State and federal jurisdictional wetlands. The project site is also located on a designated scenic corridor. Proposed development of the parcels has been designed to avoid hydric soils, wetlands and 100 foot adjacent areas to the

greatest extent practicable, while locating the proposed building envelopes so as to maximize the protection of agricultural lands, and within wooded areas to minimize impacts on scenic viewsheds from Norton Road. The remaining agricultural soils on the subject property will be permanently protected by a conservation easement. The protected lands will be depicted on the subdivision plat and a note has been included on the plat prohibiting further subdivision of the proposed six (6) lots. The Planning Board has determined that these measures will mitigate impacts on agricultural lands to the greatest extent practicable.

5. The subject lands are located on Norton Road, which is a designated scenic corridor in the Town's adopted Open Space Plan. The proposed house locations have been located, to the extent possible, within existing wooded areas, and are setback from the roadway in excess of the double front yard setback required for development on a scenic corridor, to minimize impacts of development on the scenic characteristics of the road. The proposed lots will be encumbered by a conservation easement that will identify building envelopes and will prohibit clear cutting of trees outside the proposed building envelopes. The conservation easement will also prohibit future subdivision of the lots. The Planning Board has determined that these measures will mitigate impacts on visual resources to the greatest extent practicable.
6. The project site contains Shagbark hickory trees, which are potential habitat for federally endangered species, the Indiana bat (*Myotis sodalis*), and the project area is located approximately eight miles from known roosts and approximately 13 miles from known hibernacula in Ulster County. A conservation easement will be placed on the properties prohibiting the removal of Shagbark hickory trees with a diameter at breast height of 12 inches or larger. The Planning Board has determined that this measure will minimize impacts on threatened or endangered to the greatest extent practicable.
7. The applicant has certified that the subject lands have not previously been used for orchards. Thus the Planning Board has determined that no impacts on public health resulting from the disturbance of potentially contaminated soils are anticipated and no mitigation is warranted.
8. The project site is located adjacent to the Old Rhinebeck Aerodrome, which is a recognized cultural resource that attracts tourism and contributes to the local economy. The Town's Comprehensive Plan has established Town policies to recognize, support and maintain historical and cultural elements in the Town, and to encourage tourism activity. To minimize potential adverse impacts on cultural resources, a note will be added to the plat and to the deeds of the proposed lots informing prospective owners that the property he or she is about to acquire lies adjacent to or in close proximity to the Old Rhinebeck Aerodrome and that aeronautical and related museum activities may occur on that property, including but not limited to activities that cause

loud noise, increased traffic, and possibly hazardous debris from the sky.
The Planning Board has determined that this measure will minimize impacts
on cultural resources to the greatest extent practicable.

For Further Information:

Contact Person: Paula Schoonmaker, Planning Board Deputy 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)

Marirose Blum Bump, Town Supervisor

Town of Red Hook Town Board

Town of Red Hook Building Department

Dutchess County Department of Health

New York State Department of Environmental Conservation (Division 3)

Resolution Granting Preliminary Subdivision Approval to 7 Pines Subdivision

Name of Project: 7 Pines Subdivision

Name of Applicant : 7 Pines LLC

Whereas, the applicant has submitted an application for Preliminary Subdivision approval dated August 8, 2005 to the Town of Red Hook Planning Board to subdivide a $\pm$ 126.9 acre parcel (Tax ID No. 35135) into six (6) lots ranging in size from $\pm$ 7.99 acres to $\pm$ 39.28 acres; and

Whereas, the subject parcel is located at Norton Road in the RD3 District in the Town of Red Hook, Dutchess County, New York, and;

Whereas, on June 6, 2005, the Planning Board, after duly circulating the project application and Full Environmental Assessment Form (EAF) to all Involved Agencies, was designated the lead agency for the purpose of conducting a coordinated review of an Unlisted action pursuant to SEQR; and

Whereas, on February 27, 2006, the Planning Board, in consideration of the Full EAF and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c) determined that the proposed action will not cause any potential significant adverse impact on the environment, and thus issued a draft Negative Declaration deeming an environmental impact statement need not be prepared, which draft Negative Declaration was formally adopted on May 15, 2006; and

Whereas, on February 27, 2006, the Planning Board conducted a public hearing on the Preliminary Plat application at which time all interested persons were given the opportunity to speak; and

Whereas, on March 13, 2006 the Town Highway Superintendent inspected the proposed driveway locations and determined that they meet or exceed site distance

specifications and are acceptable to the Town of Red Hook Highway Department; and

Whereas, the Planning Board now wishes to grant Preliminary Plat approval to 7 Pines LLC to subdivide a $\pm$ 126.9 acre parcel into six (6) lots ranging in size from $\pm$ 7.99 acres to $\pm$ 39.28 acres located at Norton Road.

Now therefore be it resolved, that the Planning Board grants preliminary plat approval to 7 Pines LLC in accordance with the plans and specifications heretofore submitted upon the following conditions:

1. That the applicant revise the plat to show the proposed property boundary between Lot 1 and Lot 2.
2. That the proposed construction envelopes be clearly indicated on the plans.
3. That the plans be revised to indicate lands that are to be restricted by a conservation easement.
4. That the applicant submit a certification by the project engineer that an approved individual sewage disposal system location exists within the building envelopes of each lot, and that it is likely that a suitable individual on-site water supply may be developed on each of the proposed lots.
5. That the applicant submit verification that the NYS DEC has received and approved a copy of the revised plans showing the proposed locations of driveways on Lots 1 and 5.
6. That the applicant corrects spelling and typographical errors on the plans.

On a motion by Paul Telesca, seconded by John Hardeman, and a vote of 5

for, 0 against, and 2 absent, this resolution was adopted on May 15, 2006.

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

Paula Schoonmaker, Ass't Clerk to the Board

Date

**Town of Red Hook Planning Board
Resolution Granting Amended Site Plan Approval in the Matter of the
Barbara Blisko Chiropractic Office at 7259 NYS Route 9 in the B1 District**

May 15, 2006

Motion made by Member Paul Telesca

Seconded by Member David Wright

Whereas, the Town of Red Hook Planning Board received an application for Amended Site Plan approval from Barbara Blisko for a chiropractic office in an existing building in the B-1 District; and

Whereas, the ± 0.46-acre parcel is located at 7259 S. Broadway in the Town of Red Hook, Dutchess County, New York; and

Whereas, the proposed action requires Amended Site Plan Approval pursuant to the Town of Red Hook District Schedule of Use Regulations; and

Whereas, the Planning Board reviewed the application for Amended Site Plan approval dated April 30, 2006, a Site Plan submitted by Red Hook Terminal dated January 19, 2005 and revised to June 15, 2005, and illustrations of the proposed signage; and

Whereas, the Planning Board classified the project as a Type 2 Action under SEQR and determined that no further SEQR review was required; and

Whereas, the Planning Board determined that a Public Hearing was not required;

Now therefore be it resolved, that the Planning Board approves the Amendment to the Site Plan as depicted in the referenced drawings and authorizes the Chair to stamp and sign these drawings upon the applicant's satisfaction of each of the below conditions within the next six (6) calendar months:

- a. Submission of scaled drawings of signage in true colors and fonts.
- b. Submission of cut sheets of acceptable lighting for sign
- c. Letter 'no concern' from Dutchess County Department of Planning and Development
- d. Payment of any outstanding fees or reimbursable costs due the Town of Red Hook.

Roll Call Vote:

Member Jennifer Fier	yes
Member John Hardeman	yes
Member Charles Laing	yes
Member Sam Phelan	absent
Member Paul Telesca	yes
Member David Wright	yes
Chair Christine Kane	absent

Resolution declared: **APPROVED**

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

Paula Schoonmaker, Assistant Clerk to the Board Date