APPROVED
Town of Red Hook Planning Board
Meeting Minutes
March 5, 2012

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:38 p.m., and a quorum was determined present for the conduct of business.

Members present — Chair Christine Kane, members Kris Munn, Charlie Laing, Brian Walker, Sam Harkins and Sam Phelan. Pat Kelly was absent. Also present was planner Michele Greig.

BUSINESS SESSION

Christine Kane said that the public hearing for the Estersohn project would be opened and then continued to a future date at the request of the applicant. There were no announcements. The February 6, 2012 draft minutes had been circulated among the members and reviewed. Kris Munn made a motion to adopt the minutes. Sam Harkins seconded the motion, and all members present voted in favor.

PUBLIC HEARING

Pieter Estersohn – 451 Budds Corners Road – Minor Subdivision
The applicant was not present for the public hearing on his application for Subdivision Plat approval to subdivide one (1) 3-acre residential lot from a 25.4-acre parcel in the ABD (Agricultural Business) Zoning District.

Christine Kane read the public hearing notice that appeared February 28, 2012 in the Kingston Daily Freeman.

The Board then reviewed a draft Negative SEQR Declaration. Charlie Laing made a motion to adopt the Neg Dec for the project. Sam Phelan seconded the motion, and all members present voted in favor.

Christine Kane then opened the public hearing. As requested, the Board then continued the hearing until March 19, 2012.

REGULAR SESSION

Arvine & Wendy Coon – 7221 Route 9 – Site Plan
Arvine Coon was present with an application for Site Plan approval to establish a farm market 3 on a 1.65-acre parcel in the AB (Agricultural Business) Zoning District.

Mr. Coon explained that the subject parcels had been rezoned from a residential Zoning District to the AB (Agricultural Business) Zoning District and that the two parcels had been merged as a requirement of that rezoning.

Michele Greig said that the applicant's map needed to be updated to show one parcel rather than two, existing buildings rather than proposed, etc. She said that no variances were needed because construction of a greenhouse with the lesser setbacks had been allowed when the parcel was zoned R1.5 and the greenhouse actually installed. She said that now, the revised map must show tables with the setbacks and the parking requirements in the AB District. She said that only minor site plan review was necessary for this project in the AB District and that the Board should look at the signage, parking, and lighting. She said that a public hearing was not required.

Mr. Coon said that an existing garage would be used for sales and that an existing back building would be used for storage.

The Board determined that the project would require 13 parking spaces—8 for the greenhouse, 1 for a non-resident employee and 4 for the retail building. Mr. Coon agreed that he could use some of the parking spaces behind the existing house on the property.

The Board then discussed signage and determined that Mr. Coon's proposed sign was in compliance with signage regulations. He agreed to either use no lights on the sign or lighting that conformed to the Town's exterior lighting regulations. He also agreed to bring the existing lighting on the buildings into conformance with those regulations.

The Board agreed that Mr. Coon could talk about additional parking spaces, screening and other issues when and if he returned to the Board to expand his business.

The Board asked Mr. Coon to add the setback and parking requirements to his updated plan, to show the additional parking spaces, to show the proposed parking bumpers and to identify the shrubs and other plantings he proposed to install near the sign and elsewhere on the property. He was also asked to show the existing arbor vitae on the plan.

Sam Harkins made a motion that the Board classify the project as a Type 2 action under SEQR, requiring no further environmental review. Charlie Laing seconded the motion, and all members present voted in favor.

Kris Munn then made a motion to allow the secretary to forward the plan to the Dutchess County Department of Planning and Development as soon as the new plan was submitted. Sam Harkins seconded the motion, and all members present voted in favor.

<u>OTHER BUSINESS</u>

MC Acres – extension of deadline

Christine Kane read an email dated February 28, 2012 from Mark Graminski. On behalf of the MC Acres applicants, Mr. Graminski requested a retroactive 90-day extension (from January 26, 2012) of the deadline for meeting the conditions of final subdivision plat approval. Mr. Graminski said that more time was needed to obtain Dutchess County Health Department approval. Sam Harkins made a motion to grant that extension. Charlie Laing seconded the motion, and all members present voted in favor. The new deadline would be April 26, 2012.

Flood maps

Kris Munn asked whether new flood maps had been received in the Planning Office. The secretary said no. The Board generally agreed to investigate whether new flood maps were available.

ADJOURNMENT

Since there was no further business to come before the Board, Kris Munn made a motion to adjourn. Brian Walker seconded the motion, and all members present voted in favor.

Respectfully submitted,

Paula Schoonmaker