

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
AUGUST 28, 2018**

Chairman Sam Phelan called the meeting to order at 7:30 pm. Mr. Phelan added two items to the agenda under 'Other Business' one acknowledging a report prepared by planning staff detailing project costs and timelines over the past 2 years, and secondly a discussion on the possibility of using Dropbox to share project files going forward.

Brian Kelly made a motion to adopt the minutes of August 6. Bill Hamel seconded and all members voted in favor.

A quorum was determined present for the conduct of business. Members present: Sam Phelan, Bill Hamel, Lisa Foscolo, Brian Kelly and Kristina Dousharm. Kallie Robertson was absent.

OLD BUSINESS

Red Hook Terminal & Bottini – Amended Site Plan

Continued discussion of application for change in use on two parcels with the same owner on South Broadway in the TND-CC Zoning District.

Applicant Bob Juliano was present, accompanied by Peter and Mary Franchese. Mr. Juliano gave an overview of the revised site plan, including improved landscaping and changes in parking and signage. The Board and applicant discussed additional landscaping features designed to encourage customers to park in the rear of the proposed antique business that will move into the present Bottini office building, including the creation of an asphalt sidewalk and an adjacent lawn on the north side of the building where the main entrance will be.

Mr. Juliano said that the large pole mounted Bottini Sign will be replaced with a sign for the antique business, and the Bottini sign on the building will be removed. A sign for the Bottini office will be installed in front of the office where the previous chiropractic practice sign was. He said no signs will be lit.

Mr. Phelan said that the size of the existing sign on the post does not conform to the TND-CC zoning, and board approval would allow it to continue. He noted, however, that less signage overall is proposed, none of which will be lighted, and the site will be improved and brought significantly into conformance in other areas. The Board generally agreed that the non-conforming sign be allowed to remain.

The Board reviewed a resolution stating that the project is a Type II action and therefore not subject to SEQR review. Brian Kelly made a motion to adopt it. Lisa Foscolo seconded and the motion was carried unanimously.

A public hearing was set for September 17.

OTHER BUSINESS

Mr. Phelan distributed the report prepared by planning staff. Kathleen Flood answered questions about specific projects for Board Members. It was agreed to discuss the report further at the next meeting.

Bill Hamel reported to Board Members that Colleen Murphy Alexander, Bard College Vice President for Administration, and Randy Clum, the new buildings and grounds manager, had requested an informal meeting which was attended by himself, Mr. Phelan and Michele Grieg.

Mr. Phelan said that the next step in the SEQR process after a positive declaration, scoping, was explained so that the Bard officials had a better understanding what needs to be done to conclude their Special Permit application for the College's new Master Plan.

Mr. Phelan commented that he felt that a new approach would now be taken by College officials. Mr. Hamel agreed.

The Board discussed using Dropbox for file sharing. The Board generally agreed to begin using it again.

Mr. Phelan said that the letter to the Town Board requesting Planning Board participation in the new Rec Park West had been sent, but he was informally advised that the Town Board will likely decline the Planning Board's request for advisement. A response from the Town Board has not been received.

ADJOURNMENT

There being no further business before the Board, Bill Hamel made a motion to adjourn. Brian Kelly Seconded and all members voted in favor.

Respectfully Submitted,



Kathleen Flood
Clerk for the Board

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

Name of Action: Red Hook Terminal (Bottini)

Whereas, the applicant proposes to move an existing business office from a \pm 1.37 acre parcel located at 7269 S. Broadway to an adjacent \pm 0.46 acre parcel located at 7259 S. Broadway, and to establish a retail business at 7269 S. Broadway, both in the TND-CC District in the Town of Red Hook, Dutchess County, New York; and

Whereas, an Environmental Assessment Form (EAF) dated July 26, 2018 has been prepared for the proposed action; 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 thresholds found in 6 NYCRR 617.5(c)(7) 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 Lisa Foscolo, and a vote of 5 for, and 0 against, and 1 absent, this resolution was adopted on August 28, 2018.