

**APPROVED**

**Town of Red Hook Planning Board  
Meeting Minutes  
May 7, 2007**

**CALL TO ORDER/ DETERMINATION OF QUORUM**

The meeting was opened at 7:45 p.m. and a quorum determined present for the conduct of business.

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

**BUSINESS SESSION**

Christine Kane said that applicants from Bard College had requested to move their appearance from tonight's agenda to May 21, 2007.

Since there were not enough members present who had also attended the March 19, 2007 meeting, the April 2, 2007 meeting, or the April 16, 2007 meeting, consideration of the minutes from those meetings was tabled.

**PUBLIC HEARINGS**

**JAMS, LLC**

Arlene Harkins was present for the continuation of the public hearing on an application for Lot Line Alteration to convey 4.75 acres from the 16.02-acre Lands of JAMS, LLC to the adjoining 1.00-acre Lands of Wolfson, in the RD3 Zoning District and partially in the Certified Agricultural District.

Christine Kane asked if there was any comment from the public. There was none.

Christine Kane reviewed the progress of the application, adding that she had appeared before the Town Board to explain the project. She also said that the applicants had submitted three (3) letters of "no concern" from neighbors adjoining the property in response to the Planning Board's request at the last meeting.

The Board reviewed the Conservation Advisory Committee's evaluation of the property and its recommendation regarding the parcel's possible inclusion in the Town's Conservation Easement program. Asked about the Committee's mention of a proposed Town trail along a nearby railroad bed, Mrs. Harkins said that the abandoned railroad bed was not near the land to be transferred and that she had no knowledge of a proposed trail. The Board generally agreed to research this subject further.

Christine Kane noted that the Committee was in agreement with the Planning Board that no framework currently exists at the Town level for taking a permanent conservation easement other than what has been set up for the tax abatement program. The Committee, she said, suggested that only two (2) acres be transferred to the Wolfson property, which would bring the Wolfson property into compliance with zoning and would

leave the JAMS property enough land to comply with the Town's current easement program. The Board generally agreed that it had found transferring more acreage and keeping the active agricultural field under one ownership a more compelling goal than bringing the Wolfson property into compliance with zoning. Mrs. Harkins said that the Town Board viewed this application as a "pilot project".

Asked about the Board's options at this point, Ms. Grieg said that the Board could not close the public hearing until a SEQR determination had been adopted. However, she said that the Board could adopt a negative declaration and close the hearing with the understanding that the neg dec would be rescinded if no organization could be found to hold the easement. The Board generally agreed that they would consider that option only if the applicants would waive the 62-day deadline for Board action after the close of a public hearing. The applicants agreed to waive that deadline and said they would submit a letter to that effect.

The Board generally agreed that the negative declaration should include the CAC's review but should also state that the lots had been configured to preserve as much of the roadside agricultural parcel in one ownership as possible, limit development and preserve scenic views. Thus, there would be no significant adverse environmental impacts on scenic or agricultural resources as a result of the action.

Paul Telesca made a motion to adopt the negative SEQR declaration. John Hardeman seconded the motion, and all members present voted in favor. A copy of that negative declaration is attached to, and made part of, these minutes.

#### **Gardner Exhaust – 15 Glen Pond Road – Amended Site Plan**

Eric and Tom Gardner were present for the public hearing on an application to construct a 1400 sq. ft. addition to an existing custom fabrication facility on a 2.25-acre parcel, partly in the Village of Red Hook and partly in the B2 Zoning District in the Town.

Christine Kane read the public hearing notice that appeared May 1, 2007 in the Kingston Daily Freeman.

Eric Gardner explained the project to the public.

Christine Kane asked for comment from the public. There was none.

Asked whether the septic field shown as "proposed" on the site plan had been installed, Mr. Gardner said it had. The Board asked him to then remove the word "proposed".

The Board reviewed a referral response of "of local concern" from Dutchess County Planning. Christine Kane then reminded the Board that since the project was a Type 2 action under SEQR, there would be no further environmental review.

Christine Kane asked again for public comment.

Ron Goodman, 17 Glen Pond Road, said that he believed the project would be a good addition to the business community and that the design fit well into the neighborhood.

Christine Kane complimented the applicant on the attractive but unobtrusive plan. She then closed the public hearing.

Charlie Laing made a motion to adopt an offered resolution granting amended site plan approval to the project, with the added condition of removing the word “proposed” from the plan. 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.

### **REGULAR SESSION (OLD BUSINESS)**

#### **Red Hook Auto – 151 Route 199 – Amended Site Plan**

Peter and Joseph Scibelli were present to discuss their application for Amended Site Plan Approval to construct a 600 sq. ft. addition to an existing auto repair garage on a 0.41-acre lot in the R1.5 Zoning District.

Christine Kane said that the ZBA had consented to the Planning Board’s serving as Lead Agency for the SEQR review.

The applicants described the project as an approximately 30 ft. x 20 ft. addition with two garage bays and two overhead doors. They said that part of the current building would become one of the bays. The Board noted that the site has parking for eighteen (18) cars, well over the minimum fourteen (14) parking spaces required under Town regulations.

Asked about lighting, the applicants said that they close the business by 6 p.m. and leave no lights on overnight. They said the current outside lights are not shielded.

The applicants said that they had planted evergreen fir and spruce trees to shield the business from the adjoining residences and that they would add more trees to similarly shield the addition. They said that they had submitted letters from the neighbors and that these letters were in favor of the addition.

The applicant was asked to change the notation of the size of the addition from 900 sq. ft. to 600 sq. ft.

Christine Kane reviewed the full EAF part 1 and, with input from the Board, completed part 2.

John Hardeman then made a motion to adopt a negative SEQR declaration for the project. That declaration would describe the three (3) requested variances and cite the addition of evergreen trees to mitigate any adverse visual impacts and any adverse impacts to the character of the neighborhood. The neg dec would also include the provision that the exterior lights would be turned off by 6 p.m. unless the applicants brought those lights into compliance with the Town’s exterior lighting standards.

Charlie Laing seconded the motion, and all members present voted in favor. That negative SEQR declaration is attached to, and made part of, these minutes.

The Board scheduled a public hearing for May 21, 2007 at 7:35 p.m.

#### **Ulster Savings Bank – 7296 South Broadway – Site Plan**

Terry Dodd from Ulster Savings Bank and David Souer of Optimus Architecture were present for a discussion of an application for Site Plan Approval to establish a 4,235 sq.

ft., one-story bank with associated drive up facilities, site improvements and landscaping, on a 1.604-acre parcel in the B2 Zoning District.

Mr. Souer said that, at the request of the ZBA, he had driven stakes in the ground to outline the proposed building on the lot at the intersection of Broadway and Metzger Road. He said that those stakes would remain for some time.

Mr. Souer also said that some members of the ZBA felt that the proposed building would be too close to the road with the current plan and that it should be pushed back so that it would be line with the front of the veterinarian's office across Metzger Road.

Mr. Dodd reminded the Board that the Bank would need a negative SEQR declaration from the Planning Board before the next ZBA meeting on May 9, 2007 to allow the ZBA to vote on the variances. The applicants said that they had surveyed the number of trees 12" DBH or larger and had found that seventeen (17) trees of that size would have to be removed for the project to go forward.

The Board reviewed the current plan, saying that while the Town regulations required a front yard setback of 80 ft., the front yard setback for this project was proposed to be 25 ft., which would be more in keeping with the Greenway Guidelines, which would allow parking to be located at the side and in the back of the building and which would allow possible future hook ups with proposed connector roads at the rear of the parcel. Christine Kane noted that the NYS DOT had approved the proposed curb cuts.

Discussing possible traffic generated by the business, Ms. Grieg said that she had found a figure of 175 vehicle trips during the peak PM hour based on ITE calculations for a 4,000 sq. ft. bank. Mr. Souer said that Dewkett Engineering had calculated a lower number (75 trips during the peak PM hour) based on the number of tellers proposed for the bank and other factors. Ms. Greig said that regardless of the source, the amount of increased traffic generated by the project would be insignificant.

Christine Kane said that, on behalf of the Planning Board, she had sent a memo to the ZBA citing the reasons the Planning Board supports the current plan.

Christine Kane then reviewed the EAF part 1 and, with input from the Board, completed part 2.

Paul Telesca made a motion to adopt a negative SEQR declaration for the project. Charlie Laing seconded the motion, and all members present voted in favor. A copy of that document is attached to, and made part of, these minutes.

**Brian Williams & Mark Angelier – Yantz and Oriole Mills Roads – Subdivision Plat**

Richard Hanback, L.S., Brian Williams and Mark Angelier were present for a discussion of the conditional final subdivision plat approval resolution to authorize creation of three (3) residential building lots ranging from 3.28 acres to 12.29 acres from a 28.44-acre parcel in the RD3 and Certified Agricultural Districts.

The Board reviewed the approval resolution, conditions, and maps. Christine Kane said that condition B was no longer binding since the Board had received a letter of water and septic feasibility for proposed Lots 2 and 3 from a certified engineer.

The Board and the applicants discussed the future development of the parcel, which included the possible subdivision of Lot 2 to create one additional new lot and the possible subdivision of Lot 3 to create one additional new lot. Mr. Hanback submitted a revised Farmland Protection Plan that he believed would clarify confusion about future development on the parcel and the eventual design of the shared driveways. The Board generally agreed to accept this revised plan.

Mr. Williams said that after looking at the Planning Board's fee schedule, he believed that no recreation fees should be imposed on the two new lots, since both would be in the Certified Agricultural District. Christine Kane said that this issue had been raised before and that after seeking opinions from land use attorneys at Keane & Beane and from the NYS Department of Agriculture and Markets, the Board had determined that all newly created residential building lots were subject to the recreation fee. She said that the wording of the fee schedule was currently being revised to clarify the issue.

### **Vosburgh/ Kesicke Farm – Middle Road & Rokeby Road – Lot Line Alterations**

Mark Graminski, P. E. and L. S., Paul Vosburgh, Frank Vosburgh, and Annmarie Vosburgh were present for a discussion of an application to move 5 lot lines from 5 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 said that three changes had been made to the Farmland Protection Plan. First, he said that a building envelope had been located out of the wetland on proposed Lot 3 of the southeasterly portion of the Kesicke Farm. Second, he said that proposed Lot 1 of the Kesicke Farm had been made longer and narrower. Third, he said that eight (8) additional lots had been added to the proposed cluster development near Forest Park. He added that he had identified the power line easement on the map.

The applicants and the Board agreed that the project was now entirely comprised of lot line alterations and included no subdivision. Christine Kane noted that the applicants had submitted a lot line application.

The Board and applicants then reviewed the GreenPlan memo dated May 7, 2007. Mr. Graminski said that he would update the open space requirements and other calculations to reflect the added lots. He said that he would also add language to clarify the intended merging of two small pieces of land with adjoining lots. He was also asked to identify the power line easement on the map.

Christine Kane asked about the proposed Hucklebush Rail Trail and asked whether Lot 1 on the Kesicke Farm parcel could be moved so that the trail could be established in the future. Frank Vosburgh said that the ridge used in the past by the railroad was the best location for a house. After some discussion, the applicants agreed to try to move the house location to the east and off the old Hucklebush Railway bed.

The applicants and the Board discussed the placement of a conservation easement on the lands to be preserved for agriculture. The Board generally agreed that a local land trust would very probably be interested in taking the easement. The applicants wanted to know whether the Town was taking permanent easements.

Frank Vosburgh said that if he placed a conservation easement on part of his parcels and if, after an engineering review of the identified developable land showed that he could not get the number of lots now proposed in that area because of rock or some other constraint, he would want to adjust the boundaries of the conserved land so that he could get the number of lots proposed now by density calculations. Annmarie Vosburgh echoed his desire to be guaranteed the number of lots shown on the Farmland Protection Plan.

Christine Kane said that sometimes slight adjustments to the conservation easements can be negotiated between the land trust and the land owner but that as in all developments, engineering would dictate the final number of lots.

The Board asked Mr. Graminski to move the building envelope on Lot 31 to the location presently occupied by a trailer. He was also asked to relocate Lot 1 of the Kesicke parcel off the proposed Town trail, revise the density and open space calculations and provide a summary of those calculations on the plan, identify the proposed Hucklebush Trail, add language clarifying the merging of two small pieces of land with adjoining lots, and add a note referencing the Farmland Protection Plan to the subdivision plat.

The Board then discussed the environmental impacts of the project in preparation for issuing a SEQR determination.

The Board then set a public hearing date for June 4, 2007 at 7:35 p.m. The public hearing notice will be sent to the Town of Rhinebeck to comply with GML 239nn.

## **OTHER BUSINESS**

### **Sycamore Acres extension request**

Christine Kane read a letter from Leonard Sieverding requesting a 90 day extension to the deadline for meeting the conditions of the final subdivision plat approval for Sycamore Acres. John Hardeman made a motion to grant the extension. Charlie Laing seconded the motion, and all members present voted in favor.

### **Vacancy on Planning Board**

Christine Kane announced that member Jennifer Fier had relocated to New York City and had submitted her resignation from the Board.

### **Intermunicipal Task Force Recommendations**

Christine Kane reminded members that the Intermunicipal Task Force would present its recommendations to the Town Board at a public meeting on May 9 at the Firehouse.

## **ADJOURNMENT**

Since there was no further business to come before the Board, Paul Telesca made a motion to adjourn. Charlie Laing seconded the motion, and all members present voted in favor. The meeting was adjourned at 10:25 p.m.

Respectfully submitted,

Paula Schoonmaker  
Assistant Clerk

**Attachments**

Negative SEQR declaration for the JAMS,LLC Lot Line Alteration  
Resolution granting Amended Site Plan Approval to Eric Gardner

Negative SEQR declaration for the Ulster Savings Bank Site Plan

Negative SEQR declaration for the Red Hook Auto Amended Site Plan

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: May 7, 2007

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: JAMS, LLC/Wolfson Lot Line Alteration

SEQR Status: Type I [ ]
Unlisted [x]

Conditioned Negative Declaration: [ ] YES
[x] NO

Description of Action: The applicant proposes to convey a 4.75-acre portion of an approximately 16.0-acre Land of JAMS, LLC to the approximately 1.0-acre adjoining Lands of Wolfson.

Location: 72 Crestwood Road, Town of Red Hook, Dutchess County NY

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 February 20, 2006, 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. The project site is located within a certified agricultural district and is subject to the Town of Red Hook's Important Farmlands Law. 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 forwarded the application to the Town of Red Hook Agricultural and Open Space Advisory Committee for its review. The Planning Board considered comments on the Agricultural Data Statement, review responses from the Agricultural and Open Space Advisory Committee, and comments by the Conservation Advisory Committee during that Committee's evaluation of the application for inclusion in the Town's Conservation Easement program. The size of the parcels was configured to preserve the agricultural soils under a single ownership. A permanent conservation easement will be placed on the 16-acre parcel of the Lands of JAMS which includes the 4.75-acre portion to be conveyed to the adjoining Lands of Wolfson. The easement will limit further development and preserve the scenic view. There will therefore be no significant adverse environmental impacts on scenic or agricultural resources.

4. The parcel is constrained by a deed of covenants and restrictions. After reviewing letters from adjacent landowners stating that they had no objections to the proposed action, the Planning Board concluded that there would be no controversy surrounding this action.

**For Further Information:**

Contact Person: Betty Mae Van Parys, 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)

Marirose Blum Bump, Town Supervisor

Town of Red Hook Town Board

JAMS, LLC (applicant)

**Town of Red Hook Planning Board  
Resolution Granting Amended Site Plan Approval in the Matter of Eric Gardner/  
Gardner Exhaust at 15 Glen Pond Road in the B2 District**

May 7, 2007

Motion made by Member Charles Laing

Seconded by Member John Hardeman

**Whereas**, the Town of Red Hook Planning Board received an application for Amended Site Plan approval from Eric Gardner for the construction of an approximately 1400 sq. ft. addition to an existing building in the B-2 Zoning District; and

**Whereas**, the ± 2.3-acre parcel is located at 15 Glen Pond Road 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 March 26, 2007, a Site Plan (undated), a narrative describing the project and building elevations; and

**Whereas**, after comparing the thresholds contained in 6 NYCRR 617.4 and .5, the Planning Board has determined that Proposed Project is a 'Type II' Action that meets the thresholds in 6 NYCRR 617.5 ( c ) ( 9 ) and, therefore, SEQR does not apply; and

**Whereas**, a public hearing was held May 7, 2007;

**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. Payment of any outstanding fees or reimbursable costs due the Town of Red Hook.
- b. Removal of the word "proposed" from the label for the septic field.

Roll Call Vote:

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

Resolution declared: **APPROVED**

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

\_\_\_\_\_  
Paula Schoonmaker, Assistant Clerk to the Board      Date \_\_\_\_\_

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**Name of Action:** Ulster Savings Bank

**SEQR Status:** Type I   
Unlisted

**Conditioned Negative Declaration:**  YES  
 NO

**Description of Action:** The applicant proposes to construct a 4,235 square foot, one-story bank with a 1,770 square foot drive-up canopy, and associated site improvements including parking for 29 vehicles, sidewalks, landscaping, signage and lighting on a ±1.604 acre site in the Business 1 (B1) Zoning District. Water will be supplied either by a well or through connection to the Village of Red Hook municipal water supply, and wastewater will be treated in an on-site subsurface sanitary sewage disposal system.

**Location:** 2796 S. Broadway (US Route 9), Town of Red Hook, Dutchess County NY

**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 February 2, 2007, 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. Traffic generation resulting from the proposed project is anticipated to be approximately 45 trips during the weekday AM peak hour, 175 trips during the weekday PM peak hour, and 152 trips during the Saturday peak hour (Institute of Transportation Engineers' Trip Generation Manual for a 4,000 square foot bank). A portion of this traffic is anticipated to be passby traffic. The Planning Board has determined that no adverse impacts to the operating levels of the adjacent street network are anticipated as a result of the action. The project will include sidewalks along Route 9 and Metzger Road, as well as internally, and the project has been designed to minimize vehicular-pedestrian conflicts on site to the greatest extent. The project layout locates the proposed bank close to the road with a pedestrian path connecting the bank to the sidewalk along Route 9. This layout is designed to encourage pedestrian activity, which would further minimize estimated vehicular traffic. The Planning Board has determined that no significant adverse impacts on transportation are anticipated and therefore no mitigation is warranted.
4. The proposed building elevations reflect local vernacular style both in design and in building materials. Landscaping will utilize native, non-invasive species. Lighting will be fully shielded with lighting levels consistent with the Town's lighting regulations. The proposed ATM lighting will be downlit to minimize impacts on adjacent residential lots. The Planning Board has determined that no adverse impacts on community or neighborhood character are anticipated.
5. The project requires area variances for the front and side yard parking setbacks, the front yard building setback, and the open space requirement in a front yard. In part these variances are necessitated by the narrow width of the lot, the desirability of minimizing access from Route 9 (in this case, to right-out only), and the Town's site plan design criteria which provide that parking should be located to the rear or side of buildings and that the site should be planned to accomplish a desirable transition with the streetscape and to provide safe pedestrian movement. In addition, the area variances would bring the proposed project into conformance with the recommendations of *Greenway Guides B2 ("Walkable Communities")*, *C1 ("Commercial Strip Redevelopment")*, *C2 ("From Congestion to Circulation")*, *D3 ("Highways into Greenways")*, and *E3 ("Parking Lots")*. The Town of Red Hook is a participating community in the Greenway Compact and has adopted the *Greenway Guides* as a land use, development and design guideline (Red Hook Town Code, Chapter 17). The Planning Board has determined that no adverse impacts on land use and zoning will occur as a result of the proposed action; in fact, beneficial impacts to community character would occur as a result of granting the variances.

6. Approximately one-half of the existing mature trees on site will be retained, and additional plantings are proposed. The Planning Board has determined that no adverse impacts to vegetation will occur as a result of the proposed action.

**For Further Information:**

Contact Person: Betty Mae Van Parys, 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)

Ulster Savings Bank (applicant)

Marirose Blum Bump, Town Supervisor

Town of Red Hook Town Board

Town of Red Hook Zoning Board of Appeals

Town of Red Hook Highway Superintendent

Village of Red Hook Water Board

Dutchess County Department of Health

New York State Department of Transportation

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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:** Red Hook Auto

**SEQR Status:** Type I   
Unlisted

**Conditioned Negative Declaration:**  YES  
 NO

**Description of Action:** The applicant proposes to construct a ± 600 square foot addition on an existing 2,452 square foot auto repair garage to accommodate two new repair bays and a parts room, on a ± 0.41 acre lot in the R1.5 Zoning District. The existing auto repair garage is a nonconforming use and the action requires an area variance from the maximum fifty percent permitted expansion of aggregate additions to the original building.

**Location:** US Route 199 Town of Red Hook, Dutchess County New York

**Reasons Supporting This Determination:**

- 7. 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).
- 8. After reviewing the Full Environmental Assessment Form (EAF) for the action dated March 21, 2007, 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).

9. The project requires three (3) area variances: one to expand the building beyond the 50% allowed expansion for a non-conforming use (to a total of approximately 85% for this and all previous expansions), one for relief of the rear yard setback (from the required 25 ft. to 16 ft.), and one for relief of the 15% allowed coverage (requesting 18.7%). The existing building is already located within the rear setback, and the applicant has proposed to add evergreen fir and spruce trees to the trees he previously installed for screening. The proposed landscaping will mitigate the visual impact of the expansion. The Planning Board therefore determines that no significant adverse impacts on land use and zoning will occur as a result of the action.
10. Existing lighting will not be used at night unless fully shielded and in conformance with the Town's exterior lighting regulations. Thus the Planning Board has determined that there will be no significant adverse impacts on community and neighborhood character.

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