

**APPROVED**  
**Town of Red Hook Planning Board**  
**Meeting Minutes**  
**August 5, 2013**

**CALL TO ORDER/ DETERMINATION OF QUORUM**

The meeting was opened at 7:30 pm by Sam Phelan, and a quorum was determined present for the conduct of business.

Members present — Michelle Turck, Sam Harkins, Sam Phelan and Betty Carr. Brian Walker, Charlie Laing and Christine Kane were absent. Also present was Town Planner Michele Grieg.

**BUSINESS SESSION**

Mr. Phelan confirmed the agenda, and the board approved the minutes of the July 15, 2013 meeting with one correction on a motion by Sam Harkins, seconded by Michelle Turck and carried unanimously.

**REGULAR SESSION – OLD BUSINESS**

**Brookmeadow /Steiner Farm minor subdivision – Final Plat Approval**

Kevin Battistoni was present to represent Hilda McDonald Trust and Frank and Ruth Migliorelli in an application to subdivide one (1) 4.24 acre residential building lot from a ± 90.23 acre parcel in the Agricultural Business Zoning District at Pitcher Lane that had been designated outside the conservation easement area in the agreement between the Steiner Farm and Dutchess Land Conservancy.

Mr. Battistoni presented a plan for a vegetative buffer along the southern and western sides of the proposed lot. He reviewed the placement of the house, septic and well at Michelle Turck's request. Betty Carr noticed that there was a slight change in the location of the well on the new plat. The board discussed the plants proposed for the buffer. Ms. Turck asked if there were any plans for landscaping between the proposed lot and other neighboring lots. Mr. Battistoni said no.

Michele Greig noted that there were a few corrections that need to be made to the plat, and she would like to review and finalize the buffer plan.

The board completed a negative declaration impact statement, and, on a motion by Sam Harkins and seconded by Sam Phelan, unanimously passed it with revisions. A public hearing for the project will be held August 19 at 7:35 pm.

## **OTHER BUSINESS**

### **Calvin Hills pre-application Q & A**

Mark Graminski accompanied prospective applicant Calvin Hills for a preliminary discussion in advance of making a site plan application for the establishment of a plumbing supply retail business at the Napa store currently owned by Lou Ruge.

Mr. Hills said his family business, Plimpton & Hills Corp., is based in Hartford, CT with branches in Connecticut and Massachusetts retailing plumbing, heating and air conditioning products.

Mr. Phelan asked if it would be primarily retail. Mr. Hills said that it would, but there would be some distribution as well. Mr. Graminski said that he had met with the town Building Inspector, who told him the intended use was consistent with the zoning ordinance.

Mr. Graminski described the district as B1 zoning district. Michele Greig said that the zoning district had been changed from B1 to TND – CC (Traditional Neighborhood District – Commercial Center). She said that the proposed business use would be consistent with the TND-CC district, however there could be no outside storage, and parking would have to be on the side and to the rear of the building, not in the front. Mr. Graminski said parking in the rear would probably not be possible.

Mr. Phelan explained that when the district was rezoned for TND, the intent was to try and bring businesses closer to the street front and remove parking lots from the street front. He said that although the property in question does not lend itself well to that concept, he personally would want an applicant to come as close as possible with complying with the bulk standards of the TND. He said parking would be an issue, since it would be restricted to the side of the building only, beginning 20 feet back from the façade.

Discussion followed on ways the prospective applicant could prohibit parking in the front of the Building by delineating the area, and other aspects of the project such as water, sewer, lighting and signs.

Ms. Greig said that sketch plan and site plan could be presented simultaneously, and in order to be on the Aug. 19 agenda, the application would have to be in by Aug. 9.

### **September meetings rescheduled**

The board generally agreed to reschedule the September board meetings to September 9 and 23, since the first Monday of the month is Labor Day.

**Adjournment**

Since there was no other business to come before the board, Sam Harkins and seconded by Betty Carr, the meeting was unanimously adjourned.

Respectfully submitted

Kathleen Flood  
Secretary

**Attachments**

Brookmeadow (Steiner Farm) minor subdivision negative declaration

**617.7**

**State Environmental Quality Review (SEQR)**

**Negative Declaration**

Notice of Determination of Non-Significance

**Date of Adoption:** August 5, 2013

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:** Steiner Farm 2 Lot (Brookmeadow) Subdivision

**SEQR Status:** Type I   
Unlisted

**Conditioned Negative Declaration:**  YES  
 NO

**Description of Action:** The applicant proposes to subdivide a ± 4.24 acre residential building lot from a ± 90.23 acre parcel (Tax Map Parcel No. 134889-6273-00-441702-0000) in the Agricultural Business (AB) Zoning District. The remaining ± 86 acres is encumbered with a conservation easement that prohibits further subdivision. The new residential lot will be served by an individual well and sewage disposal system.

**Location:** Pitcher Lane, 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 Short Environmental Assessment Form (EAF) for the action dated June 21, 2011, 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 NYS certified agricultural district (Agricultural District 20) and the Town's Agricultural Business (AB) Zoning District. 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 in its review of the application. The proposed action will create one ± 4.24 acre residential building lot, which was specifically not included with the lands that were placed under conservation easement with the intent that it be subdivided from the parcel. The remaining ± 86 acres of farmland is permanently preserved with a conservation easement. A vegetated buffer will be installed along the western and southern property boundaries to buffer adjacent agricultural lands and minimize land use conflicts between residential and agricultural neighbors. No further subdivision of the proposed 4.24 acre parcel shall be permitted. The action is consistent with the goals of the Town's Comprehensive Plan and Zoning Law to protect agricultural soils in the Agricultural Business District while minimizing residential development and resulting land use conflicts. Based on the foregoing, the proposed action will not result in any significant adverse environmental impacts on agricultural resources.
4. A federal jurisdictional wetland is located on the property and was delineated by Ecological Solutions. All of the proposed improvements will be located more than 100' from the wetland boundary. Based on the foregoing, the proposed action will not result in any significant adverse environmental impacts on wetlands.
5. The action will create a need for recreational land and facilities due to the generation of approximately three (3) new residents of the Town including one (1) new school-age child. School-age children place a particularly high demand on the Town's existing recreational facilities. 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. Furthermore, 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, the applicant will make a recreational fee payment, in an amount established by the Town Board, sufficient to allow for expansion of the Town's recreational facilities. Based on the foregoing, the proposed action will not result in any significant adverse environmental impacts on community resources.

**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)

