

**APPROVED
TOWN OF RED HOOK PLANNING BOARD
MEETING MINUTES
APRIL 20, 2015**

CALL TO ORDER / DETERMINATION OF QUORUM

Christine Kane called the meeting to order at 7:35pm. A quorum was determined present for the conduct of business. Members present: Chairperson Christine Kane, Charlie Laing, Sam Phelan and Sam Harkins. Sarah Gilbert arrived approximately 7:45. Brian Walker and Kallie Robertson were absent.

Ms. Kane confirmed the agenda as published. Sam Harkins made a motion to adopt the minutes of April 6. Charlie Laing seconded and all members voted in favor.

CONTINUED INFORMATIONAL PUBLIC HEARING

Willms Revocable Trust and R&R Development of Red Hook, Inc. – Lot Line Alteration, Subdivision, and site plan

Continued discussion of proposals to subdivide a ± 1 acre lot from an existing ± 2.95 acre parcel located in the TND Commercial Center Zoning District in conjunction with a proposed lot line alteration to convey ± 0.10 acres of land from the adjacent Willms' parcel to the R & R Development parcel for the purpose of providing the latter with frontage on Metzger Road, and a Site Plan application for a proposed single family residence on the new 1 acre lot.

Michael Brown was present to represent the applicants. Ms. Kane stated that an informational public hearing remained open on the project. Mr. Brown noted one recent change to the project was the decision to install a private well rather than tying into the village water district.

The board reviewed updated subdivision and site plan plats with corresponding comments from the town planning and engineering consultants.

In reviewing comments from planning consultant Greenplan, the board and Mr. Brown discussed the proposed septic system, and the notes that should be placed on each plat.

Ms. Kane noted that the Dutchess County Health Department would have to sign off on the septic and well before the board could approve the project, but that could be made a condition of final approval.

Ms. Kane said that the proposed well, septic and a table showing area bulk requirements should appear on the subdivision plat, which will be filed with the county.

Sam Phelan asked what the setbacks are in the TND. The board discussed the fact that the project is unique in that the property lies in the commercial TND District and the proposed house is to be built in the Residential District, and that the Zoning Board of Appeals, in granting the applicant a use variance, restricted access from the proposed residence to Route 9, which is the frontage of the property as it currently exists. Charlie Laing suggested that because it's complicated, it would be helpful to show the zoning districts on both the site plan and the subdivision plat. Ms. Kane agreed, and asked that the bulk

requirement table, which includes zoning districts, should be placed on both the site plan and the subdivision plats.

The Board and Mr. Brown discussed the driveway and a vegetative barrier required by the ZBA, and then reviewed comments from engineering consultants Crawford & Associates. Mr. Brown revised the EAF part one to reflect that the home would meet all energy efficiency requirements, that there would be a private well, that the driveway requires approval by the town highway superintendent, and that the grading of the driveway cannot exceed 10 percent.

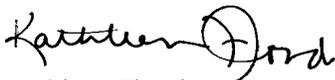
The Board reviewed a draft EAF part 2 and corresponding Negative Declaration. No changes were made to the EAF part two. Charlie Laing made a motion that the board adopt the Negative Declaration as amended to include today's date as a plan revision date. Sam Harkins seconded and all members voted in favor.

Ms. Kane noted that the project has evolved since it was first proposed and now that all of the applications have been submitted, the informational public hearing could be closed, and a new public hearing date for all three applications can be set. Sam Phelan made a motion to close the informational public hearing. Sarah Gilbert seconded and all members voted in favor.

A new public hearing will be set for May 4.

A short discussion followed concerning recruiting alternates for the Board, and the status of the Preserve at Lakes Kill project. There being no further business before the Board, Sam Phelan made a motion to adjourn. Sam Harkins seconded and all members voted in favor.

Respectfully submitted,



Kathleen Flood

Attachments:

Negative Declaration for Willms Revocable Trust and R&R Development of Red Hook, Inc.

617.7
State Environmental Quality Review (SEQR)
Negative Declaration
Notice of Determination of Non-Significance

Date of Adoption: APRIL 20, 2015

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: Willms/R&R Development (Zengen) Subdivision, Lot Line Alteration, and Site Plan

SEQR Status: Unlisted

Conditioned Negative Declaration: NO

Description of Action: R & R Development proposes to subdivide a ± 1 acre lot from an existing ± 2.95 acre parcel (Tax Map Parcel No. 134889-6272-00-305346-0000) located in the TND Commercial Center Zoning District. This action is proposed in conjunction with a proposed lot line alteration to convey ± 0.10 acres of land from the adjacent Willms' parcel (Tax Map Parcel No. 134889-6272-00-356356-0000) to the R & R Development parcel for the purpose of providing the latter with frontage on Metzger Road, and a Site Plan application for a proposed single family residence on the new 1 acre lot.

Location: 7314 South Broadway and 31 Metzger 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 Short Environmental Assessment Form (EAF) for the action dated December 24, 2014 and revised January 5, 2015, and April 20, 2015 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 proposed action will be served by a private well and a new sewage disposal system (SDS) that will be approved by the Dutchess County Department of Health. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on water resources.

4. Projected vehicle trips generated by the proposed action, based on multipliers provided by the Institute of Transportation Engineers *Trip Generation* (7th Edition) is 10 vehicle trips per day, including 1 vehicle trip during the Weekday AM Peak Hour and 1 vehicle trip during the Weekday PM Peak Hour. This is a de minimis increase in traffic. Based on the foregoing, the Planning Board concludes that no significant adverse environmental impacts on the transportation network will occur.

5. The proposed project is anticipated to result in a minor increase in energy use; however, the dwelling will be constructed in accordance with the New York State Energy Conservation Code, which requires the use of energy efficient products in all new and renovated construction, and will be Energy Star compliant (i.e., 20% to 30% more energy efficient than standard homes) to minimize energy consumption, as required by Chapter 74 of the Town Code and consistent with the Town's Climate Smart Communities Pledge. Based on the foregoing, the Planning Board concludes that the proposed action will not result in a significant adverse environmental impact on energy.

6. The Town Planning Board has concluded that there are no significant adverse environmental impacts associated with the proposed action.

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)

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____		Date: _____
Signature: _____		

ORIGINAL

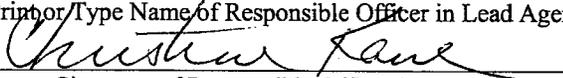
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

ORIC

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Red Hook Planning Board	April 20, 2015
_____ Name of Lead Agency	_____ Date
Christine Kane	Chairwoman
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
 _____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

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