

**TOWN OF RED HOOK PLANNING BOARD
APPRIVED MEETING MINUTES
MARCH 21, 2016**

CALL TO ORDER / DETERMINATION OF QUORUM

Sam Phelan called the meeting to order at 7:30 pm and confirmed the agenda as published. A quorum was determined present for the conduct of business. Members present: Sam Harkins, Brian Kelly, Kallie Robertson and Sam Phelan. Charlie Laing and Brian Walker were absent. Christine Kane joined the meeting in progress. Also present were the Board's Planning Consultant Michele Greig and Engineering Consultant Brandee Nelson.

Brian Kelly made a motion to adopt the minutes of March 7. Kallie Robertson seconded and all members voted in favor.

Mr. Phelan announced that the Dutchess County Planning Federation will conduct two two-session workshops April 6 and June 14, and the NY Planning Federation's annual conference will be held April 17-19.

Scenic Hudson – Poets Walk Park – 776 River Road – Amended Site Plan

Public Hearing on application to improve an existing parking lot and trailhead to meet ADA and NYS Building Code standards for accessibility, including the removal of an old arbor and invasive vegetation; the re-routing of an existing trail; the installation of permeable pavers for ADA designated parking; the construction of a screening enclosure for a seasonal ADA portable toilet; driveway apron maintenance and landscape improvements.

Park Planner Heather Blaikie was present. Mr. Phelan read the public hearing notice published in the Poughkeepsie Journal and the Kingston Freeman.

Ms. Blaikie gave an overview of the project. Mr. Phelan asked if there were any questions or comments from the public. Linda Keeling asked if the ADA handicapped parking area was van accessible. Ms. Blaikie said it was. Ms. Keeling asked how long the toilet would be there. Ms. Blaikie replied probably April or May through November. Ms. Keeling said she was disappointed that a compostable toilet was not being installed, however, many people are glad that a public toilet is being installed, and the re-routing of the beginning of the trail to avoid the steep grade is also a welcome change for elderly and handicapped visitors.

Ms. Keeling asked whether there will be any new signs. Ms. Blaikie replied no. Ms. Keeling asked if the kiosk area would be in the same area. Ms. Blaikie replied yes. Ms. Keeling asked if large print and braille would be used in the new kiosk area. Ms. Blaikie said the font and typeset would be improved, but braille would not be used, since it is not an ADA requirement. Ms. Keeling replied that she felt it actually is an ADA requirement. Ms. Keeling said she was pleased with the improvements overall.

Mr. Phelan asked if there were any comments or questions from the Board. Michele Greig noted that the plan now includes locust logs to delineate parking spaces. Mr. Phelan read comments emailed to

the Board from Wint Aldrich, a neighbor, saying he has no objections to the proposal. Mr. Phelan said that the Dutchess County Department of Planning and Development had responded to the zoning referral that it is a matter of local concern.

Mr. Phelan closed the public hearing and the Board reviewed a draft approval resolution, which was changed to reflect the use of the logs in the parking lot. Sam Harkins made a motion to grant the approval as amended. Kallie Robertson seconded and all members voted in favor.

Smith / Vego Minor Subdivision – 345 Metzger Road – Minor Subdivision

Public Hearing on application to subdivide a 10.52 acre parcel located in the RD3 district into two lots of 3.2 acres and 7.32 acres.

Surveyor Marie Welch was present to represent the applicants. Mr. Phelan read the notice that was published in the Poughkeepsie Journal and the Kingston Freeman. Ms. Welch gave an overview of the project. She said a feasibility study was presently being conducted to determine whether the vacant lot can support a well and septic, which she felt was likely.

Mr. Phelan asked if there were any comments or questions. There were none. Mr. Phelan closed the public hearing, and the Board reviewed a Greenplan memo dated 3-21-16, part II of SEQR, and a SEQR Negative Declaration. Sam Harkins made a motion to adopt the Negative Declaration. Kallie Robertson seconded and all members voted in favor. The Board then reviewed a draft approval resolution. Brian Kelly made a motion to adopt it. Kallie Robertson seconded and all members voted in favor.

Bard College – 4606 Route 9G – Site Plan

Presentation of application to renovate the former Two Boots Pizza Restaurant, located in the RD3 Zoning District, into office space.

Applicant Chuck Simmons was present. He said the College plans to move the Masters at Teaching program to the building. He described the improvements proposed to the interior of the building, and some minor changes to the outside. He said parking and lighting will remain the same, and the building will continue to be shared with the Alumni office. He said only the wording on the sign would be changed.

After reviewing a Greenplan memo dated 3-8-16, the Board generally agreed that the project is limited in scope with compatible land use, thus requiring no site plan review. Ms. Grieg said she would prepare a resolution to approve that action at the next meeting.

At this point Christine Kane arrived and joined the meeting.

Claykill – Peter and Sarah Sweeny, 28 Stonybrook Road, Tivoli – Minor Subdivision and Lot Line Alteration

Continued discussion of application to subdivide a 26.9 acre parcel into two parcels of 3.002 and 15.745 acres and a lot line alteration to combine remaining 8.25 acres with adjoining Sweeny lands at 28 Stonybrook Road, considered together with an application for a Lot Line Alteration to convey 10.5 acres of adjoining land owned by Sweeny in Tivoli to proposed parcel 3 in the Claykill subdivision. The remaining 17 acres will be combined with an adjacent parcel to the south owned by Stickle.

Mark Graminski and Peter Sweeny were present. Mr. Graminski reviewed minor changes in the septic system in response to Michele Grieg's 3-3-16 comment memo with regard to the minimum open space requirement. He asked if the Board would agree to allow the driveway to be part of the open space. Mr. Sweeny asked about the potential for a prospective buyer to construct an agricultural building. Kallie Robertson said that in her experience agricultural buildings are allowed with the permission of the conservation easement owner. Sam Harkins agreed that agricultural buildings are allowed, but if they are outside the building envelope, it may have to be reviewed by the Planning Board.

Ms. Kane commented that if the Board were to allow the driveway and the expansion area for the septic to be considered open space, it would provide for a larger building envelope that could provide enough space for a barn or other agricultural building. She presented a hypothetical situation wherein the future owner could approach the conservation easement holder to put an agricultural building elsewhere outside the envelope, and the Planning Board would be notified of the easement holder's decision. Mr. Phelan agreed, and suggested that an envelope could be "floated", with the understanding that the future owner would have the opportunity to decide where such a building is needed, and then approach the easement holder. He said this is a conservational easement issue rather than a zoning one.

Mr. Sweeny said he wanted to be sure that any information he gives to a potential buyer interested in farming would be accurate. The Board generally agreed that the approval of the easement holder and the Planning Board may be required if a future owner wants to build an agricultural structure outside the building envelope.

Mr. Graminski and the Board discussed the logistics of filing the subdivision in sections. Ms. Grieg suggested making conditions of approval for each section. Ms. Kane said the plats as they are now represent the project well enough to set the public hearing.

The Board then reviewed SEQR parts 2 and 3 and the Local Waterfront Revitalization Program Consistency Determination (LWRPCD) form. Sam Phelan made a motion to adopt the LWRPCD. Sam Harkins seconded and all members voted in favor. After the board completed SEQR parts 2 and 3, Sam Phelan made a motion to adopt a SEQR Negative Declaration. Sam Harkins seconded and all members voted in favor.

A public hearing was set for April 4.

Hudson Solar – Frohlich and McTigue – 381 Lasher Road – Special Use Permit

Presentation of application to install a ground mounted solar electric system in the Agricultural Business District.

Molly Williams of Hudson Solar was present to represent the applicants. She provided an overview of the residential project.

The array is sited adjacent to the home of the applicants, on the edge of a flood plain, which requires a special permit.

Town Engineer Brandee Nelson had no comments on the application. Ms. Grieg noted that solar arrays are an allowed use, and there are not many regulations regarding solar arrays in the current zoning code.

Sam Harkins made a motion to adopt a resolution classifying the project as a Type II action. Brian Kelly seconded and all members voted in favor. The Board and Ms. Williams reviewed the Agricultural Data Statement and Ms. Williams made some revisions. A public hearing was set for April 4.

There being no further business to come before the Board, Kallie Robertson made a motion to adjourn. Brian Kelly seconded and all members voted in favor.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K Flood', written in a cursive style.

Kathleen Flood
Secretary

Resolution Granting Site Plan Approval to Poet's Walk Park Access Improvements

Name of Project: Poet's Walk Park Access Improvements

Name of Applicant: The Scenic Hudson Land Trust, Inc.

Whereas, the Town of Red Hook Planning Board has received an application for Site Plan approval from The Scenic Hudson Land Trust, Inc. to improve an existing parking lot and trailhead to meet ADA and NYS Building Code standards for accessibility on a \pm 2.42 acre project site within a \pm 111.91 acre parcel (Tax Map Parcel No. 134889-6172-00-040290-0000) located at 776 River Road in the Limited Development (LD) and Scenic Corridor Overlay (SC-O) Districts in the Town of Red Hook, Dutchess County, New York; and

Whereas, the Planning Board has reviewed a Site Plan prepared by Scenic Hudson, Inc. (Sheets L-100 and L-500) dated February 2, 2015; and

Whereas, the Planning Board has reviewed the Site Plan application against the requirements of Article VII of the Town of Red Hook Zoning Law and has found that the proposal complies with all applicable sections of the Zoning Law, including but not limited to the extraordinary setbacks of the SC-O District; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board on February 7, 2016 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; and

Whereas, the parcel is located within 500 feet of a certified agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement dated February 11, 2016, which the Planning Board forwarded to all owners of farm operations within 500' of the subject parcel; and

Whereas, the Planning Board considered the comments on the Agricultural Data Statement in its review of the application; and

Whereas, due to the location of the property on a County road, the site plan application was referred to the Dutchess County Department of Planning and Development for review under General Municipal Law § 239m and the County Planning Department determined in its review dated March 21, 2016 that the project was a matter of local concern; and

Whereas, on March 21, 2016, the Planning Board opened a duly noticed public hearing on the Site Plan application at which time all interested persons were given the opportunity to speak, and the Planning Board closed the public hearing on March 21, 2016; and

Whereas, the Planning Board had deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board has determined that no new residential building lots or dwelling units will be created, and thus deems not applicable to this application the requirement for set-aside of recreation or other open space land or the alternative payment of a cash-in-lieu-of-land recreation fee.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan approval to The Scenic Hudson Land Trust, Inc. for the access improvements to Poet's Walk Park in accordance with the plans and specifications heretofore submitted upon the following conditions:

- A. The following conditions shall be fulfilled prior to the signing of the Site Plan by the Planning Board Chairwoman:
1. The Site Plan shall be revised to show the location of locust logs delineating parking spaces.
 2. The applicant shall obtain a Highway Work Permit from the Dutchess County Department of Public Works for proposed improvements within the County right-of-way.
 3. Submission of Site Plan drawings for stamping and signing in the number and form specified under the Town's Zoning Law, including all required stamps and signatures.
 4. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
 5. Payment of any and all outstanding escrow balances for consultant review.

When the above conditions have been satisfied, three (3) sets of the above referenced plans shall be submitted for Planning Board Chairwoman endorsement. One (1) set shall be returned to the applicant, one (1) set will be retained by the Planning Board, and one (1) set will be provided to the Building Department. The applicant must return for approval from the Planning Board if any changes from the endorsed plans are subsequently desired.

- B. The following conditions shall be fulfilled prior to the issuance of a Certificate of Compliance:
1. A Certificate of Compliance (CC) will not be issued unless all proposed improvements have been completed in accordance with the approved Site Plan. In the event that a CC is requested prior to completion of all proposed landscaping, a cash bond, undertaking, irrevocable letter of credit, or other security or performance guarantee satisfactory to the Town Engineer, will be posted to ensure completion of the landscaping in accordance with the approved Site Plan.

C. The following are general conditions which shall be fulfilled throughout the construction and operation of the project:

1. The applicant shall continue to comply with all conditions imposed by any outside agencies in their permits.

On a motion by Sam Phelan, seconded by Kallie Robertson, and a vote of Sam Harkins, Brian Kelly, Sam Phelan and Kallie Robertson for, none against, and Christine Kane, Charlie Laing and Brian Walker absent, this resolution was adopted on March 21, 2016.

Resolution declared: Adopted on March 21, 2016

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

Kathleen Flood
Kathleen Flood, Clerk to the Board

3.22.16
Date

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: March 21, 2016

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: Smith/Vego Subdivision

SEQR Status: Type I
Unlisted

Conditioned Negative Declaration: YES
 NO

Description of Action: The applicant proposes to subdivide a ± 10.52 acre parcel located on Metzger Road in the RD3 District into two lots, ± 3.2 acres and ± 7.32 acres in size. The two lots will be served by individual wells and sanitary sewage disposal systems. The smaller lot includes an existing dwelling and related improvements.

Location: 345 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 February 20, 2016, 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 approximately 495' from a farm operation within a NYS certified agricultural district (Agricultural District 20). 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. Given the distance between the subject parcel and the farm operation, and the presence of existing vegetation, the proposed action will not result in any significant adverse environmental impacts on agricultural resources.

4. 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. 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.

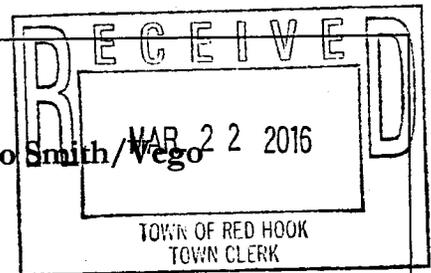
For Further Information:

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)

Resolution Granting Final Subdivision Plat Approval to Smith/Vego



Name of Project: Smith/Vego Subdivision

Name of Applicant: Monica Toye Smith and Marcia T. Vego

Whereas, the applicants, Monica Toye Smith and Marcia T. Vego, have submitted an application for Final Subdivision Plat approval dated February 20, 2016 to the Town of Red Hook Planning Board to subdivide a \pm 10.52 acre parcel (Tax Map Parcel No. 34889-6271-00-258794-0000) located at 345 Metzger Road in the RD3 Zoning District in the Town of Red Hook, Dutchess County, New York; and

Whereas, the Planning Board has reviewed a Final Subdivision Plat prepared by Welch Surveying dated February 22, 2016 and revised March 10, 2016; and

Whereas, on March 7, 2016, the Planning Board declared itself Lead Agency for the purpose of conducting an uncoordinated review of an Unlisted Action pursuant to SEQQR; and

Whereas, on March 21, 2016, the Planning Board, in consideration of the Short Environmental Assessment Form and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c), determined that the proposed action will not cause any potentially significant adverse impacts on the environment, and thus issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

Whereas, the parcel is located within 500 feet of a certified agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement dated March 17, 2016, which the Planning Board forwarded to all owners of farm operations within 500' of the subject parcel; and

Whereas, the Planning Board considered the comments on the Agricultural Data Statement in its review of the application; and

Whereas, on March 21, 2016, the Planning Board conducted a duly noticed public hearing on the Subdivision Plat application, at which time all interested persons were given the opportunity to speak and the Planning Board closed the public hearing on March 21, 2016; and

Whereas, the Planning Board has deliberated on the application and all matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board finds that 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 (based on multipliers provided by Rutgers University, Center for Urban Policy Research "Residential Demographic Multipliers," June 2006). 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. Based on the present and anticipated future need for park and recreational opportunities in the Town, and the recreation demands that will arise from the future population of this project, parklands should be reserved as a condition of approval of this subdivision. However, 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, pursuant to New York State Town Law § 277, the Planning Board has appropriate grounds to required that the applicant deliver payment in lieu of parkland dedication in an amount established by the Town Board, sufficient to allow for expansion of the Town's recreational facilities.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision plat approval to Monica Toye Smith and Marcia T. Vego in accordance with the plans and specifications heretofore submitted upon the following conditions:

1. The following conditions shall be fulfilled prior to the signing of the Subdivision Plat by the Planning Board Chairwoman:
 - (a) The applicant shall submit certification from a licensed professional engineer that an approvable individual sewage disposal system location exists on Lot 2 and that it is likely that a suitable individual on-site water supply may also be developed on Lot 2, pursuant to § 120-20G(2) of the Town Code.
 - (b) The applicant shall verify that the corners of the tract have been marked by monuments or steel rods, as approved by the Town Engineer.
 - (c) The applicant shall make a recreational fee payment, in an amount established by the Town Board, for one (1) residential building lot to allow for expansion of the Town's recreational facilities.
 - (d) Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
 - (a) Payment of any and all outstanding escrow balances for consultant review.
 - (b) Submission of Subdivision Plat drawings for stamping and signing in the number and form specified under the Town's Land Subdivision Regulations, including all required P.E. and L.S. stamps and signatures.
2. The applicant shall continue to comply with all conditions imposed by any of the outside agencies in their permits.

On a motion by **BRIAN KELLY**, seconded by **KALLIE ROBERTSON**, and a vote of **SAM HARKINS, BRIAN KELLY, SAM PHELAN AND KALLIE ROBERTSON** for, **NONE** against, and **CHRISTINE KANE, CHARLIE LAING AND BRIAN WALKER** absent, this Resolution declared **ADOPTED** on **MARCH 21, 2016**.

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

Kathleen Flood
Kathleen Flood, Clerk to the Board

3.23.16
Date

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: MARCH 21, 2016

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: Sweeny/Claykill/Stickles Subdivision

SEQR Status: Type I
Unlisted

Conditioned Negative Declaration: YES
 NO

Description of Action: The applicants propose a subdivision and a number of lot line alterations between four existing parcels, two of which are located in the Town of Red Hook and two of which are located in the Village of Tivoli. Peter and Sarah Sweeny propose a lot line alteration to convey approximately 6 acres of land from one of their existing parcels located at 5249 Route 9G in the AB District to a second existing parcel located at 28 Stoney Brook Road in the LD and SC-O Districts. They also propose to subdivide the remaining lands of the 5249 Route 9G parcel to create one new lot. In addition, the Sweenys propose to convey approximately 10.52 acres of land from a parcel they own that is located in the Village of Tivoli to their parcel located at 28 Stony Brook Road. The remaining \pm 17 acres of the Sweeny's Village parcel will be conveyed to the adjacent Stickles parcel to the south. The new lot will be served by individual well and sewage disposal system and will be accessed from Stony Brook Road.

Location: 5249 Route 9G, 28 Stoneybrook Road, and Route 9G, 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 Full Environmental Assessment Form (EAF) for the action dated October 20, 2015 and revised November 24, 2015, February 26, 2016, and March 7, 2016, 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 require one (1) new ground water supply well and one (1) new sewage disposal system for a residential use in an area without water and sewer services. Anticipated water usage and wastewater generation is 520 gallons per day. This is a minor increase in groundwater use in an area where there are no known problems with adjacent similar uses using the same ground water supply. Based on the foregoing, the proposed action will not result in any significant adverse environmental impacts on groundwater resources.
4. The proposed action will create one (1) new lot that will include a \pm 1.5 acre residential building envelope and will permanently protect the remaining \pm 16.5 acres of farmland with a conservation easement. The proposed action will impact approximately 1.5 acres of soils classified within soil group 2 of the NYS Land Classification System, i.e., Unadilla silt loam (UnB), which is prime farmland. The project has been designed in accordance with the requirements for a conservation subdivision for the limited development option in the Town's Agricultural Business (AB) District. Impacts to agricultural soils have been minimized to the greatest extent possible by minimizing the area of disturbance and by locating the proposed driveway and house site adjacent to a wooded area so that the remaining agricultural land will be undivided and can continue to be farmed. 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 land use conflicts. \
5. A proposed lot line alteration will convey approximately 17 acres of land from the Sweeny parcel to the Stickles parcel, which is located within a NYS certified agricultural district (Agricultural District 20). 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 parcels. The Planning Board considered comments on the Agricultural Data Statement in its review of the application. The proposed lot line alteration will increase the size of the agricultural parcel, a beneficial use. Based on the foregoing, the proposed action will not result in any significant adverse environmental impacts on agricultural resources.
6. A portion of the proposed project is located on Stonybrook Road, which is a locally designated scenic corridor and is within the Town's Scenic Corridor Overlay (SC-O) District. Stonybrook Road is also a New York State Designated Scenic Road, designated under the authority of the NYS Scenic Roads Law on July 24, 1992. The road meanders along the White Clay Kill past an historic mill dam, with near views of expansive agricultural lands and distant views of the Catskill Mountains. The proposed action will result in the creation of one (1) additional residential lot. The proposed house site has been carefully selected to minimize impacts to near views of agricultural lands and distant views of the mountains to the greatest extent possible. The house will be constructed within a building envelope that has been located adjacent to a wooded area. A note will be included on the subdivision plat stipulating that additional landscaping shall be

provided around the house to further minimize impacts of new construction on the landscape. Based on the foregoing, the proposed action will not result in any significant adverse environmental impacts on aesthetic resources.

7. The project site is located in an area that has been identified as sensitive for archaeological resources by the NYS Office of Parks, Recreation and Historic Preservation. A Stage 1 Cultural Resource Investigation prepared by Jay R. Cohen, Inc. (January 20, 2016) was submitted by the applicants to assess potential impacts of the proposed project on historic and archaeological resources. The Stage 1A background literature report suggested a high sensitivity for locating prehistoric and historic period archaeological resources within the project area. Therefore a Stage 1B archaeological field survey was conducted on the Area of Potential Effect (APE), and the entire tract was inspected in order to search for traces of the no longer extant mills previously documented along the Stoney Creek.
8. No historic period resources were identified within the APE. However, shovel testing resulted in the identification of a localized prehistoric lithic scatter measuring approximately 25 feet across. Close interval shovel testing resulted in the recovery of eight chipped stone artifacts recovered from three shovel test pits located at the northern edge of the APE. The relocation of the 100% expansion area of the SDS on proposed Parcel 2 from the northern edge of the APE to within the area of the proposed driveway will allow the lithic scatter to remain undisturbed. Therefore no further archaeological investigations are necessary.
9. In addition, ruins of a possible mill site were located during the field reconnaissance; however this is located within "Parcel A," which is to become part and parcel of Parcel 3 and is outside the APE of the proposed subdivision.
10. The project site is located in the Hudson River National Historic Landmark District and contains three contributing buildings and sites: a pre-1776 house and associated garage, historic mill site and dam. NYS OPRHP has reviewed the project for potential impacts on historic resources and concluded in its review letter dated December 30, 2015 that the proposed project will not significantly impact the National Historic Landmark District or the National Register listed house and site. Based on the foregoing, the proposed action will not result in a significant adverse environmental impact on historic and archaeological resources.
11. The proposed 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 (based on multipliers provided by Rutgers University, Center for Urban Policy Research "Residential Demographic Multipliers," June 2006). 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. Based on the present and anticipated future need for park and recreational opportunities in the Town, and the recreation demands that will arise from the future population of this project, parklands should be reserved as a condition of approval of this subdivision. However, 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, pursuant to New York State Town Law § 277, the Planning Board has appropriate grounds to require that the applicant deliver payment in lieu of parkland dedication 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.

12. The Town of Red Hook 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)
Robert McKeon, Town Supervisor
Red Hook Town Board
Town of Red Hook Highway Superintendent
Village of Tivoli Planning Board
Dutchess County Health Department
New York State Office of Parks, Recreation and Historic Preservation
Hudson River Heritage
Peter Sweeny, Sarah Sweeny, Donald and Claudia Stickle (applicants)
NYS DEC Environmental Notice Bulletin: enb@gw.dec.state.ny.us

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

Name of Action: Frohlich Solar Array

Whereas, the applicant proposes to install a ground mounted solar on a \pm 17.3 acre parcel located at 381 Lasher Road, in the AB and FF-O Districts in the Town of Red Hook, Dutchess County, New York, and

Whereas, an Environmental Assessment Form (EAF) dated March 9, 2016 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)(10) 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 **SAM HARKINS**, seconded by **BRIAN KELLY**, and a vote of

SAM HARKINS, BRIAN KELLY, SAM PHELAN AND KALLIE

ROBERTSON for, and **NONE** against, and **CHRISTINE KANE, CHARLIE**

LAING AND BRIAN WALKER absent, this resolution was adopted on **MARCH 21, 2016**.