

**TOWN OF RED HOOK PLANNING BOARD
APPROVED MEETING MINUTES
May 6, 2019**

Chairman Sam Phelan called the meeting to order at 7:30 pm.

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

Brian Kelly moved that the draft minutes for April 23 be approved. Kristina Dousharm seconded and all members voted in favor.

PUBLIC HEARING

Ruge's Red Hook Holding LLC – 7293 South Broadway – minor subdivision

Public Hearing on application to convey ± 0.361 acres from a ± 2.381 acre parcel to an adjacent ± 0.915 acre parcel, and to combine the resulting ± 1.276 acres with an adjacent ± 1.143 acre parcel. In the Traditional Neighborhood District – Commercial Center District.

Applicant's representative Mark Graminski was present. Mr. Phelan read the public hearing announcement that was published in the Poughkeepsie Journal. Mr. Graminski gave an overview of the project.

Mr. Phelan asked if there were any questions from the public. Christine Kane asked what the reasoning was behind the Route 9 entrance to what is now Green Mountain Electric. Mr. Graminski said the application is for lot line revision and subdivision as opposed to a site plan, which would address ingress and egress. Mr. Phelan added that the Board and applicant had discussed various alternative configurations to improve the Traditional Neighborhood District (TND) condition of the corner lot at the April 1 meeting. He said the Board had concluded that the application is not a site plan, and that the most important issue was to ensure the creation of a viable lot that might work within the TND.

Mr. Phelan asked if there were any other questions or comments. There were none. Bill Hamel made a motion to close the public hearing. Kristina Dousharm seconded and all members voted in favor.

Board members discussed the limitations and potential of the site a bit more and generally agreed that the proposed project does close off some options for future development but creates some opportunities as well.

The Board reviewed a conditional approval resolution and made some revisions. Kristina Dousharm moved to adopt is as revised. Brian Kelly seconded and the motion passed unanimously.

NEW BUSINESS

Savona's Restaurant – 7249 South Broadway- site plan

Presentation of application to install an 865 Sq. Ft. seasonal outdoor patio in front to the building and related landscaping.

Resolution Granting Final Subdivision Approval to Ruge's Lot Line Alterations

Name of Project: Ruge's Lot Line Alterations

Name of Applicant: Ruge's Red Hook Holdings LLC

Whereas, the applicant, Ruge's Red Hook Holdings LLC, has submitted an application for Final Subdivision Plat approval dated March 22, 2019 to the Town of Red Hook Planning Board to convey \pm 0.361 acres from a \pm 2.381 acre parcel (Tax Map Parcel No. 134889-6272-00-230310) to an adjacent \pm 0.915 acre parcel (Tax Map Parcel No. 134889-6272-00-220324), and to combine the resulting \pm 1.276 acres with an adjacent \pm 1.143 acre parcel (Tax Map Parcel No. 134889-6272-00-222345) located at 7293 and 7313 South Broadway (US Route 9) in the Traditional Neighborhood Development Commercial Center (TND-CC) in the Town of Red Hook, Dutchess County, New York; and

Whereas, the applicant submitted a Final Subdivision Plat prepared by Mark R. Graminski PE, LS, PC entitled "Minor Subdivision—Lot Line Alteration Prepared for Ruge's Red Hook Holdings LLC" dated March 22, 2019; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board on April 1, 2019 determined that the proposed project is a Type II Action that meets the thresholds found in 6 NYCRR 617.5(c)(16) and, therefore, SEQR does not apply; and

Whereas, the parcels are located within 500 feet of a certified agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement, dated March 22, 2019, which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcels; and

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

Whereas, on May 6, 2019, the Planning Board opened a duly noticed public hearing on the Subdivision Plat, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on May 6, 2019; and

Whereas, the Planning Board has reviewed and 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 principal 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 final approval to the subdivision plat for Red Hook Land Holdings LLC in accordance with the plans and specifications enumerated above upon the following conditions:

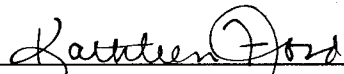
- A. The Planning Board authorizes the Chair or his authorized designee to sign the Subdivision Plat after compliance with the following conditions:
- (1) The applicant shall revise the Subdivision Plat as follows:
 - (i) To adjust the lot line between the two proposed lots to include the "sight line area" of proposed Lot 1 as part of proposed Lot 2.
 - (ii) To show the approved access to proposed Lot 2 from Old Farm Road.
 - (2) Submit correspondence from the Town Highway Superintendent approving the curb cut on proposed Lot 2.
 - (3) Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
 - (4) Payment of any and all outstanding escrow balances for consultant review.
 - (5) 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.
 - (6) The applicant shall verify that the corners of the tract have been marked by monuments or steel rods, of a type approved by the Town Engineer as required by § 120-24B(2) of the Town Code.

BE IT FURTHER RESOLVED, that pursuant to § 72-2C of the Town Code, prior to the initial sale, purchase or exchange of any real property within the subdivision, the applicant shall deliver to the prospective grantee a typewritten document containing the agricultural notice set forth in § 72-2B of the Town Code. Further, the applicant shall incorporate the agricultural notice of the Town Code in any deeds wherein title to any property is to be initially conveyed to a grantee. Appropriate documentation shall be provided to Town Building Department.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicant.

On a motion by Kristina Dousharm, seconded by Brian Kelly, and a vote of 5 for, 0 against, 1 absent, and 1 vacant seat this resolution was adopted on May 6, 2019.

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



Kathleen Flood, Clerk to the Board

5-7-19
Date

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

Name of Action: Savona's Trattoria Patio

Whereas, the applicant proposes to install an 865 sq. ft. patio for an existing restaurant located at 7249 S. Broadway in Traditional Neighborhood Development Commercial Center (TND-CC) in the Town of Red Hook, Dutchess County, New York; and

Whereas, a Short Environmental Assessment Form (EAF) dated April 26, 2019 was submitted at the time of application; 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)(9), 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 Kristina Dousharm, seconded by Bill Hamel, and a vote of 5 for, and 0 against, and 1 absent, this resolution was adopted on May 6, 2019.