

DRAFT
Town of Red Hook Planning Board
Meeting Minutes
July 18, 2011

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:30 p.m., and a quorum was determined present for the conduct of business.

Members present — Chair Christine Kane, members Pat Kelly, Kris Munn, Wil LaBossier and alternate Brian Walker. Members Charlie Laing, Sam Phelan and Sam Harkins were absent, as was Planner Michele Greig.

BUSINESS SESSION

Christine Kane said that the Town had deferred its presentation of an application for Lot Line Adjustment approval to the August 1 agenda. The June 20, 2011 draft minutes had been circulated among the members and reviewed. Kris Munn made a motion to adopt the revised minutes. Wil LaBossier seconded the motion, and all members present voted in favor.

There were no announcements. Christine Kane told about a training session/bus tour she had attended that focused on innovative approaches to stormwater pollution prevention and drainage management.

PUBLIC HEARINGS

Red Hook Automotive Supply/CarQuest – 7307 South Broadway – Amended Site Plan

John Fragala was present for the public hearing on an application for Amended Site Plan approval to install a storage building and associated landscaping, on a ±1.37-acre parcel in the B1 Zoning District.

Christine Kane read the public hearing notice that appeared July 13, 2011 in the Kingston Daily Freeman. Mr. Fragala explained the project to the public adding that there would be no changes to the signage or lighting. He said that he had decided to use refuse containers with wheels so that he could store the containers inside and roll them out only for refuse pick-up.

Christine Kane then opened the hearing for public comment.

Harold Eckblom asked whether the Planning Board meetings were taped or recorded for posterity. Christine Kane said that the meeting minutes were archived but that no audio or video records were made and kept.

The Board then reviewed the GreenPlan memo, noting that while a few revisions and corrections still had to be made to the plan, most of the issues had been resolved.

The Board then reviewed a draft Negative SEQR Declaration and made one revision regarding the refuse containers. Kris Munn made a motion to issue the Neg Dec as revised. Pat Kelly seconded the motion, and all members present voted in favor.

Mr. Eckblom asked what a Negative SEQR Declaration was. Christine Kane explained.

Since there was no further public comment, Pat Kelly made a motion to close the public hearing. Kris Munn seconded the motion, and all members present voted in favor.

The Board then reviewed a draft resolution granting amended site plan approval to the project. After the conditions had been revised, Pat Kelly made a motion to adopt the revised resolution. Wil LaBossier seconded the motion, and all members present voted in favor.

Linda Fiore – 285 W. Kerley Cors. Rd. – Special Permit

Linda and Ron Fiore were present for the public hearing on an application for a Special Permit to allow a two (2) bedroom accessory apartment in an existing residence on a ±3.0-acre parcel in the RD3 Zoning District.

Christine Kane read the public hearing notice that appeared July 13, 2011 in the Kingston Daily Freeman. Linda Fiore explained the project, saying that the apartment had existed for 25 years but had not been approved. Christine Kane then opened the hearing for public comment.

Christine Kane said that Ms. Fiore had submitted a letter from an engineer certifying that the septic system was adequate to serve both the house and the apartment. She noted that the applicants still had to submit a similar letter confirming that the water supply was adequate.

The Board then completed the EAF Part 2. Kris Munn made a motion that the Board issue a Negative SEQR Declaration for the project. Pat Kelly seconded the motion, and all members present voted in favor.

Since there were no comments from the public, Kris Munn made a motion to close the public hearing. Pat Kelly seconded the motion, and all members present voted in favor.

The Board then reviewed a draft resolution granting a Special Permit to the project. After the Board had added a condition requiring a letter regarding the water supply, Kris Munn made a motion to adopt the revised resolution. Pat Kelly seconded the motion, and all members present voted in favor.

Charles & Christine Riedinger – 14 Grandmour Dr. – Special Permit

Charles and Christine Riedinger and Aaron and Meghan Craft were present for the public hearing on an application for a Special Permit to construct a one (1) bedroom accessory apartment in an existing residence on a ±1.2-acre parcel in the R1.5 Zoning District.

Christine Kane read the public hearing notice that appeared July 13, 2011 in the Kingston Daily Freeman. Mr. Riedinger and Mr. Craft explained the project to the public.

The Board reviewed the calculations of habitable space and also the documents from the County Health Department regarding the septic system. Members agreed to find out if these documents would satisfy the requirement for confirmation of a septic system adequate for both the house and the apartment.

Wil LaBossier asked about the applicants' plans to remove a bedroom from the house in order to add a bedroom to the apartment and still fall within the capacity of the septic system. Mr. Craft said that he would remove the closet from one of the bedrooms and that the room would

then become an office. The Board considered adding a condition regarding the removal of the closet to any approval resolution.

The Board agreed that the applicants must supply information regarding the adequacy of the water supply, submit cut sheets for the proposed outside lights and add a note to the plan about the materials to be used in the new sidewalk.

The Board then completed the EAF part 2. Pat Kelly made a motion that the Board issue a Negative SEQR Declaration for the project. Wil LaBossier seconded the motion, and all members present voted in favor.

Since there were no comments from the public, Wil LaBossier made a motion to close the public hearing. Kris Munn seconded the motion, and all members present voted in favor.

The Board then reviewed a draft resolution granting the Special Permit. The members added several conditions requiring the discussed documents and additions to the plan. Kris Munn then made a motion to adopt the resolution as revised. Pat Kelly seconded the motion, and all members present voted in favor.

REGULAR SESSION- OLD BUSINESS

Bard College/ Avery Blum Addition/ Bito' Conservatory – Blithewood Ave. – Site Plan

Pete Setaro of Morris Associates and Jim Brudvig of Bard College were present for continued discussion of an application for Site Plan approval to construct a two-story 16,500 sq. ft. addition to the existing Avery Blum Building, on a 301.7-acre parcel in the I (Institutional) Zoning District and in the National Historic Landmarks District.

Mr. Setaro said that the applicants had submitted updated plans that included landscaping and lighting plans as well as building elevations. He said that the existing parking lot lights would be relocated to the new parking area and that all lights would be shielded.

Mr. Setaro went on to say that approximately 24 additional geothermal wells would be needed for the new building. Christine Kane asked whether the well site area had been covered by the archaeological study. Mr. Setaro said that he would ask Christopher Lindner for an updated letter.

Mr. Setaro said that part of Bay Road would be widened, that the road would be re-topped and that the drainage would be updated.

Regarding landscaping, Mr. Setaro said that some new trees would be planted around the building and that other plantings would be installed in an "island" near the front. He said there would be one or possibly two rain gardens to help manage stormwater run-off. He said that there were already a number of mature trees on the site and that more trees would be planted to shield the building from the nearby sewage treatment plant.

Mr. Setaro and Mr. Brudvig then explained the building elevations saying that part of the building would be brick, part of it would be have a stucco finish, and there would be some wood elements. Mr. Brudvig said that the building would contain teaching studios for the conservatory as well as a 120 seat performance space.

Mr. Setaro said that he would submit a photometric plan and a stormwater pollution prevention plan as well as the updated archaeology letter. He said that he had met with the Dutchess County Health Department and that the agency seemed agreeable to the new building's proximity to the College's sewage treatment plant.

The Board agreed to accept the application package as complete and referred the project to the Dutchess County Department of Planning and Development under GML 239m and to the Town Engineer. Finally, the Board scheduled a public hearing for August 15, 2011.

REGULAR SESSION – NEW BUSINESS

Bard College/ Practice Room Facility – Ravine Road – Site Plan

Pete Setaro of Morris Associates and Jim Brudvig of Bard College were present with an application for Site Plan approval to construct a one-story 1.683 sq. ft. music practice facility, on a 301.7-acre parcel in the I (Institutional) Zoning District and in the National Historic Landmarks District.

Mr. Setaro said that the new building would be constructed on the site where trailers used as temporary dormitories had once been located. He said that the new building would hook into the electric, water and sewage lines that had previously been used for the dorms.

Mr. Brudvig said that this new building would negate the need to construct practice rooms in the basement of the Bito Conservatory building and would provide rooms for music students who were not part of the conservatory program. He said that very little site work would be needed and since there was no performance space, no new parking area would be needed.

Mr. Brudvig said that the building architecture would be simple and the colors probably greens and browns. Mr. Setaro said that the exterior would be Hardi-plank with stucco under the windows and some glass near the entrance. He said that there would be recessed lighting under the roof overhangs and that the existing path lighting would remain.

Pat Kelly made a motion to adopt a resolution determining the project to be a Type 2 action under SEQR requiring no further environmental review. Kris Munn seconded the motion, and all members present voted in favor.

The Board then agreed to accept the complete application and referred the project to the Dutchess County Department of Planning and Development under GML 239m. The Board also set a public hearing date for August 15, 2011.

Mr. Brudvig said he would contact archaeologist Christopher Lindner about a letter confirming previous disturbance to the site.

Bard College – Two Boots Pizza and Alumnae offices – NYS Rte 9G

Mr. Setaro gave a brief overview of a future application for site plan approval for site and building modifications to a previous restaurant on a parcel across Route 9G from the entrance to the College. He said that the footprint of the building would not change and that the newly modified space would contain a small restaurant at one end and office spaces at the other. He said that geothermal wells would provide heating and cooling and that he was considering a rain garden as part of the drainage plan. He said he was also looking at the traffic pattern in the parking areas and the access to and from Rte. 9G.

Gwendolyn Bellman & Thomas Hesse – 88 & 107 Station Hill Rd. – Certificate of Appropriateness

Architect Alan Baer was present with an application for a Certificate of Appropriateness to install a swimming pool and required fence and to demolish and rebuild a shed, on a ±1.30-acre lot in the H (Hamlet) Zoning District and the National Historic Landmarks District.

Mr. Baer said that the applicants wished to install a swimming pool at the north end of their property, behind an equipment shed that was used for seasonal storage. He said that the fence surrounding the pool would be wire mesh, that the pool would be vinyl-lined and use a salt water disinfectant system, that the pool deck would be stone and concrete and that the pool would be heated with propane. He said that the living trees around the pool would remain but that there were several dead trees that would be removed.

Mr. Baer went on to say that there would be one light fixture under water in the pool, three lights on the back of the equipment shed, and recessed lighting on the retaining walls.

Mr. Baer said that the applicants had decided not to do a large-scale renovation on the shed as they had originally planned. He said that instead, the shed would be minimally restored so that it could function as storage space.

Wil LaBossier noted that the self-closing gate on the pool must have an alarm that is audible from the house and that the house is at some distance from the pool. Mr. Baer said that he would check into the options for the alarm.

Kris Munn made a motion to adopt a resolution determining the project to be a Type 2 action under SEQR with no further environmental review. Pat Kelly seconded the motion, and all members present voted in favor. The Board then referred the project to the Hamlet/Design Review Committee. The Board agreed that the clerk would contact the Hamlet Committee whether it could review the project and submit its comments within two weeks. If so, the public hearing could be scheduled for August 1. If not, the hearing would be scheduled for August 15.

ADJOURNMENT

Since there was no further business to come before the Board, Wil LaBossier made a motion to adjourn. Pat Kelly seconded the motion, and all members present voted in favor.

Respectfully submitted,

Paula Schoonmaker

Attachments

Negative SEQR Declaration for Red Hook Automotive Supply/CarQuest project
Resolution granting Site Plan Approval to Red Hook Automotive Supply/CarQuest
Negative SEQR Declaration for Linda Fiore accessory apartment
Resolution granting Special Permit to Linda Fiore
Negative SEQR Declaration for Charles and Christine Riedinger accessory apartment
Resolution granting Special Permit to Charles and Christine Riedinger

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: July 18, 2011

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: Red Hook Automotive Supply/CarQuest Site Plan

SEQR Status: Type I
Unlisted

Conditioned Negative Declaration: YES
 NO

Description of Action: The applicant proposes to install a 1,500 sq. ft. storage building and associated landscaping on a 60,000 sq. ft. parcel in the B1 Zoning District.

Location: 7307 South Broadway, 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 Environmental Assessment Form (EAF) for the action dated March 24, 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 applicant will install one new tree and shrubs and will use roll out dumpsters that will be stored inside building between trash pick-ups. The Planning Board finds that

no significant adverse environmental impacts on aesthetic resources or community character are anticipated as a result of the 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)

Resolution Granting Site Plan Approval to Red Hook Car Quest

Name of Project: Red Hook Car Quest

Name of Applicant: Red Hook Automotive Supply

Date: July 18, 2011

Whereas, the applicant has submitted an application for a Site Plan Approval dated March 17, 2011 to the Town of Red Hook Planning Board to construct a 1,500 square foot (50' x 30') storage building and associated landscaping on a \pm 60,000 square foot parcel (Tax Map Parcel No. 6272-00-244321-000) located at 7307 South Broadway in the B1 Zoning District in the Town of Red Hook, Dutchess County, New York, and;

Whereas, the Planning Board has reviewed a Site Plan dated February 3, 2011 and revised July 18, 2011; and

Whereas, on April 18, 2011, the Planning Board declared itself the lead agency for the purpose of conducting an uncoordinated review of an Unlisted action pursuant to SEQR; and

Whereas, it was determined that the application required referral to the Town of Red Hook Zoning Board of Appeals for an area variance; and

Whereas, on June 8, 2011 the Town of Red Hook Zoning Board of Appeals conducted a public hearing on the area variance application at which time all interested persons were given the opportunity to speak; and

Whereas, on June 8, 2011, the Town of Red Hook Zoning Board of Appeals issued its Findings and Decision granting the applicant an area variance for permitted building coverage; and

Whereas, on July 18, 2011, the Planning Board, in consideration of the Short Environmental Assessment Form (EAF) dated March 24, 2011 and revised April 8, 2011 and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c) determined that the proposed action will not cause any potential significant adverse impact on the environmental, and thus issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

Whereas, 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 recommended in its review dated July 7, 2011 that the proposed project was a matter of local concern.; and

Whereas, on July 18, 2011, the Planning Board conducted a duly noticed public hearing on the Site Plan application, at which time all interested persons were given the opportunity to speak; and

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

Now therefore be it resolved, that the Planning Board hereby grants Site Plan approval to Red Hook Automotive Supply to construct a 1,500 square foot storage building and associated landscaping on a ± 60,000 square foot parcel located at 7307 South Broadway in accordance with the plans and specifications heretofore submitted upon the following conditions:

- A. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
- B. The applicant shall revise the Site Plan as follows:
 - (i) Include revision dates.
 - (ii) Add a note indicating how refuse will be disposed of.
 - (iii) Correct shed size

On a motion by Pat Kelly, seconded by Wil LaBossier, and a vote of 4 for, 0 against, and 3 absent, this resolution was adopted on July 18, 2011.

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

Paula Schoonmaker, Planning Board Deputy Clerk

Date

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: July 18, 2011

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: Fiore Accessory Apartment

SEQR Status: Type I []
Unlisted [x]

Conditioned Negative Declaration: [] YES
[x] NO

Description of Action: The applicant proposes to create a two-bedroom accessory apartment in an existing single family dwelling served by an existing well and septic disposal system.

Location: 285 West Kerley Corners 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 project, the Planning Board has concluded that environmental effects of the proposed project will not exceed any of the Criteria for Determining Significance found in 6 NYCRR 617.7(c).
3. The property is located within 500' of a certified agricultural district (Agricultural District 20), and an Agricultural Data Statement has been filed by the applicant, forwarded to all owners of farming operations within 500 feet of the site, and such Statement has been considered by the Planning Board.

4. The proposed project is consistent with the general standards for a special use permit found in § 143-51 of the Town of Red Hook Zoning Law and with the specific standards for an accessory apartment within an existing single-family dwelling found in § 143-64 of the Zoning Law. The Planning Board has determined there will be no adverse environmental impacts on community character.

For Further Information:

Contact Person: Paula Schoonmaker, Planning Board Deputy 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 Special Use Permit to Fiore Accessory Apartment

Name of Project: Fiore Accessory Apartment

Name of Applicant: Linda Levey Fiore

Date: July 18, 2011

Whereas, the applicant has submitted an application for a Special Use Permit dated May 31, 2011 to the Town of Red Hook Planning Board to create an accessory apartment within an existing single-family dwelling on a \pm 3 acre parcel (Tax Map Parcel No. 6272-00-491744) located at 285 West Kerley Corners Road in the RD3 Zoning District in the Town of Red Hook, Dutchess County, New York, and;

Whereas, the Planning Board reviewed a site layout, floor plans, site photographs and a written narrative describing the proposed project (all undated); and

Whereas, on June 20, 2011, the Planning Board declared itself the lead agency for the purpose of conducting an uncoordinated review of an Unlisted action pursuant to SEQR; and

Whereas, on July 18, 2011, the Planning Board, in consideration of the Short Environmental Assessment Form (EAF) dated May 31, 2011 and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c) determined that the proposed action will not cause any potential significant adverse impact on the environmental, and thus issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

Whereas, on July 18, 2011, the Planning Board conducted a duly noticed public hearing on the Special Use Permit application, at which time all interested persons were given the opportunity to speak; and

Whereas, the parcel is located within 500' of a a certified agricultural district (Agricultural District 20) and the applicant submitted an Agricultural Data Statement dated July 8, 2011 which the Planning Board forwarded to all owners of farm operations within 500' of the subject parcel; and

Whereas, the Planning Board has reviewed the application for Special Use Permit against the general standards for a special use permit found in § 143-51 of the Town of Red Hook Zoning Law and with the specific standards for an accessory apartment within an existing single-family dwelling found in § 143-64 of the Zoning Law and has found the proposal complies with all applicable sections of the Zoning Law; and

Whereas, the special use permit application was referred to the Dutchess County Department of Planning and Development for review under General Municipal Law § 239m

and the County Planning Department recommended in its review dated July 5, 2011 that the proposed project was a matter of local concern.; and

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

Now therefore be it resolved, that the Planning Board hereby grants Special Use Permit approval to Linda Levey Fiore to create an accessory apartment within an existing single-family dwelling on a \pm 3 acre parcel located at 285 West Kerley Corners Road in accordance with the plans and specifications heretofore submitted upon the following conditions:

- C. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
- D. Written confirmation from a licensed professional that the water supply is adequate to serve both the house and the apartment.

On a motion by Kris Munn, seconded by Pat Kelly, and a vote of 4 for, 0 against, and 3 absent, this resolution was adopted on July 18, 2011.

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

Paula Schoonmaker, Planning Board Deputy Clerk Date

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Non-Significance

Date of Adoption: July 18, 2011

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: Riedinger Accessory Apartment

SEQR Status: Type I []
Unlisted [x]

Conditioned Negative Declaration: [] YES
[x] NO

Description of Action: The applicant proposes to create a two-bedroom accessory apartment in an existing single family dwelling served by an existing well and septic disposal system.

Location: 14 Grandmour Drive, Town of Red Hook, Dutchess County, NY

Reasons Supporting This Determination:

- 5. 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).
6. After reviewing the Environmental Assessment Form (EAF) for the project, the Planning Board has concluded that environmental effects of the proposed project will not exceed any of the Criteria for Determining Significance found in 6 NYCRR 617.7(c).
7. The proposed project received an area variance from § 143-64A of the Town of Red Hook Zoning Law. In all other respects, the proposed project is consistent with the general standards for a special use permit found in § 143-51 of the Town of Red Hook Zoning Law and with the specific standards for an accessory apartment within an existing single-family dwelling found in §

143-64 of the Zoning Law. The Planning Board has determined there will be no adverse environmental impacts on community character.

For Further Information:

Contact Person: Paula Schoonmaker, Planning Board Deputy 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 Special Use Permit to Riedinger Accessory Apartment

Name of Project: Riedinger Accessory Apartment

Name of Applicant: Charles and Christine Riedinger

Date: July 18, 2011

Whereas, the applicant has submitted an application for a Special Use Permit dated March 7, 2011 to the Town of Red Hook Planning Board to create an accessory apartment within an existing single-family dwelling on a \pm 1.2 acre parcel (Tax Map Parcel No. 6273-00-714235) located at 14 Grandmour Drive, in the R1.5 Zoning District in the Town of Red Hook, Dutchess County, New York, and;

Whereas, the Planning Board reviewed a site layout, floor plans, and elevations, (all undated); and

Whereas, on June 20, 2011, the Planning Board declared itself the lead agency for the purpose of conducting an uncoordinated review of an Unlisted action pursuant to SEQR; and

Whereas, it was determined that the application required referral to the Town of Red Hook Zoning Board of Appeals for an area variance; and

Whereas, on April 13, 2011, the Town of Red Hook Zoning Board of Appeals conducted a public hearing on the area variance application, which hearing was continued on May 11, 2011, at which time all interested persons were given the opportunity to speak; and

Whereas, on May 11, 2011, the Town of Red Hook Zoning Board of Appeals issued its Findings and Decision granting the applicant an area variance from the provisions of § 143-64A of the Town of Red Hook Zoning Law; and

Whereas, on July 18, 2011, the Planning Board, in consideration of the Short Environmental Assessment Form (EAF) dated May 24, 2011 and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c) determined that the proposed action will not cause any potential significant adverse impact on the environmental, and thus issued a Negative Declaration deeming an environmental impact statement need not be prepared; and

Whereas, on July 18, 2011, the Planning Board conducted a duly noticed public hearing on the Special Use Permit application, at which time all interested persons were given the opportunity to speak; and

Whereas, the Planning Board has reviewed the application for Special Use Permit against the general standards for a special use permit found in § 143-51 of the Town of Red Hook Zoning Law and with the specific standards for an accessory apartment within an

existing single-family dwelling found in § 143-64 of the Zoning Law and has found the proposal complies with all applicable sections of the Zoning Law; and

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

Now therefore be it resolved, that the Planning Board hereby grants Special Use Permit approval to Charles and Christine Riedinger to create an accessory apartment within an existing single-family dwelling on a ± 1.2 acre parcel located at 14 Grandmour Drive in accordance with the plans and specifications heretofore submitted upon the following conditions:

- A. The total number of rooms used as bedrooms in the building (including both the house and the accessory apartment) shall not exceed three (3). The existing well and sanitary disposal system are only approved for three (3) bedrooms.
- B. Payment to the Town of Red Hook of any outstanding fees due and owing for the review of this application.
- C. Submission of cut sheets for sidewalk lighting.
- D. Note on drawing regarding sidewalk materials.
- E. Labeling of drawings with applicant's name and street address of parcel.
- F. Note on drawing stating that closet(s) will be removed from one existing bedroom so that the room will not be used as a bedroom.

On a motion by Kris Munn, seconded by Pat Kelly, and a vote of 4 for, 0 against, and 3 absent, this resolution was adopted on July 18, 2011.

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

Paula Schoonmaker, Planning Board Deputy Clerk

Date