

Town of Red Hook

**Agriculture and Open Space Committee**

**Minutes of October 22, 2012**

**Attendance:** Richard Biezynski, Mary Ann Johnson (7:05), Ken Migliorelli (7:18), Norman Greig (8:03), Town Board Councilman William O'Neill (liaison) (Could not stay conflict with town board budget meeting) and Secretary Linda Keeling

**Absent:** Chairperson Pete Hubbell, Marina Michahelles, John Hardeman, Michael Grady Robertson, and James Stagias

**Guests:** Robert McKeon, Albert Trezza (7:10)

**Meeting Opened:** Secretary Linda Keeling noted that Chairman Hubbell could not make the meeting as he was still in Westchester for jury duty. Linda Keeling opened the discussion at 7:10, forgoing the set agenda.

**Minutes:** The minutes of *June 25<sup>th</sup>*, *July 23<sup>rd</sup>* and *Sept. 24<sup>th</sup>* could not be voted on as there was not a quorum. Also note, the meeting for *August 27<sup>th</sup>* was canceled however Marina Michahelles, Mike Robertson and Robert McKeon showed up to an empty building.

**New Business:** The guests took a major lead regarding ABD, flag lots and cul-de-sacs. It was a very lively discussion of the proposed Lakes Kill proposal referencing a Feb. 2011 non-approved map as it related to:

1. Combining different zoning parcels (RD 3 and ABD) and whether or not it was allowed under the new Zoning Code
2. A 1000 ft. private roadway built to town specification standards and possible future acceptance by the town, the tax impact to residents and its non-profitability to the developer as well as a private septic system and its financial impact if taken over by the county and using a private road for their road frontage calculation
3. Flag lot creations along with cul-de-sacs and its impact on snow removal and fire department access
4. The difficulties for an 11 resident Homeowner's Association (HOA) to manage the Open Development Area (ODA) resulting in abandonment of the open land and its negative impact on adjoining farming operations and potentially used as a recreational field for the homeowners rather than farming purposes
5. The potential for internal lawsuits among residents for non-payment of HOA fees and the potential for property leans

6. No road frontage problem for ABD thereby encouraging cul-de-sacs throughout the town, an unintended consequence especially without deductions for unbuildable areas such as wetlands and setting a precedent
7. Impact on preserved farmland and its ability to engage in its farm activities bordering clustered residential homes on small parcels
8. Impact on partner investment of preserved land and their future investments as well as land values
9. Promoting recreating a viable farm from the three parcels and encouraging half as many houses
10. How to protect farmland during a minor subdivision, CPF, PDR?
11. The building potential for combing large parcels especially going deep into properties off a town road (ie: Common Fire, Tivoli)
12. Does the Zoning Code include ODA and the effect of Transfer of Development Rights (TDR)? (ie: 40 acre wetland allowing one building lot versus 4 building lots)
13. One suggestion was to suggest a certain percentage of land for development purposes

Al Trezza noted he needs to read section 280 in the current zoning law especially as it relates to the ABD in order to fully address the above concerns expressed.

Robert McKeon feels that bringing the issues before the AOSC might encourage an eventual “tweaking” of the Zoning Code.

Some members suggested the AOSC chairman write a letter to the Planning Board regarding these concerns especially encouraging preserving the land for a farmstead.

Richie Biezynski left at 8:06, Mary Ann Johnson followed at 8:08

Most of the discussion ended at 8:10. Robert McKeon spoke with Norman Greig on his concerns regarding this project.

**In Memoriam:**

Farmer **Joe Rossi**, age 64, Hapeman Hill Rd. died suddenly on Oct. 16, 2012

**Adjournment:** The meeting adjourned at 8:15 pm.

**Next meeting:** Monday, November 22, 2012, 7:00 pm, town hall.

Respectfully submitted,

Linda J. Keeling, Secretary

Approved 11/26/12