

Town of Red Hook

**Agriculture and Open Space Committee**

**Minutes of January 28, 2014**

**Attendance:** Co-chairperson Norman Greig, Co-chairperson Pete Hubbell (7:12 pm), Richard Biezynski, John Hardeman, Ken Migliorelli, Town Board Councilman William O’Neill (liaison) and Linda Keeling, secretary.

**Absent:** Michael Robertson, Mary Ann Johnson and Marina Michahelles

**Guests:** None

**Meeting Opened:** The Co- Chair *Norman Greig* opened the meeting at 7:10 pm.

**Minutes:** There was a quorum. Some members had other obligations. Still one new member is needed to make the ninth member.

There was one correction to the minutes of October 29, 2013 from Rich Biezynski on page 4. It should read: “Rich Biezynski agreed with Robert McKeon that the assessment of barns should be knocked down.”

**Motion:** *Ken Migliorelli* motioned to accept the minutes as corrected, *Richard Biezynski* seconded, all agreed.

*Christopher Klose* (guest list) emailed that someone should read the letter sent about the Lakes Kill Preserve project at the Planning Board meeting.

**OLD BUSINESS**

**1. Feller-Newmark Rd. Lakes Kill Project Proposal before the Planning Board:** The public hearing is still open and the Planning Board will meet on Monday, February 3, 2014. *Bill O’Neill* explained that the Planning Board has the letter (Dec. 3, 2012) from AOSC on file. He felt reading it again might not be very productive. Others explained that with 11 homes up front the 80+ acres would be difficult to farm especially if owned by a homeowners association. The Committee would rather have one homestead attached to the large farm parcel and the access roadway increased from 15 ft. to accommodate larger farm machinery as there is only one access off of the shared driveway. Originally the road access was through Hapeman Rd. but with the merging of three properties that access was cut off. Norman Greig indicated that the land has a lot of good farmland if one farms around the wet spots and outcroppings.

*Richard Biezynski* asked *Bill O’Neill* about the TND’s roadway width. Bill indicated 24 ft. and 20 ft. with no parking on one side and 18 ft. with a one-way direction.

It was agreed that *Co-Chair Pete Hubbell* will attend the Feb 3<sup>rd</sup> meeting and re-read the letter as the group feels that the Agricultural input to committees is not being considered with reference to farming issues for the future of farming in Red Hook.

*Richard Biezynski* wanted to know what the job is of the liaison. *Bill O'Neill* explained his function as an observer and reporter to the town board at their monthly meeting.

**2. Discussion Leasing Farmland versus Owning Farmland:** *Norman Greig* felt the assessments will continue to increase 10% as in the past. *Ken Migliorelli* stated it cannot increase more than 2%. The school tax is about \$14 per \$1,000 assessment per acre. (Note: town taxes increased 6% according to the Business Manager.)

*Norman Greig* noted the assessment variation for his Pitcher Lane property versus the Rockefeller Lane property has a higher assessment with a phantom building lot of \$100,000 per lot for land that is essentially all the same farmland.

**3. Fences:** *Rich Biezynski* asked about the Resolution that *Norman Greig's* attorney suggested for the town board. *Bill O'Neill* indicated that it was forwarded to the ZRC for consideration at their Nov. 14<sup>th</sup> meeting. No one from AOSC attended the meeting. The final determination by the ZRC concerning farm fences was not agreeable with the AOSC.

*John Hardeman* said the process development should have an AOSC member at the ZRC and Planning Board meetings so the AOSC members can relay their concerns and opinions.

There was a heated discussion. It was felt that non-farmers on the ZRC are insensitive to the issues of the farmers and, in general, the recommendations from AOSC are not being considered for the betterment of farming.

The fencing issue will be brought up again before the ZRC with representatives explaining the farmer's position.

**4. Anderson Commons Proposal:** This project has come back to the Planning Board with a new owner who wants prior approvals considered to avoid costs. *Ken Anderson's* farm property is within the 500 ft. zone. *Co-chairman Pete Hubbell* explained that the AOSC should, according to the group's mission, review and input on projects on farm or adjacent to farmland. No specific action was considered by the AOSC on this project.

**5. Feller Farm Update:** The realtor is now *Paul Hallenback*. No new information was presented.

## NEW BUSINESS

**1. Rosehill Farm For Sale:** *Ken Migliorelli* reported that this 200 year old farm, and the oldest in Red Hook, is owned by *Karen and Dave Fraleigh*. Family members do not want to continue to

farm the 113 acres with restored home. The land is protected under a Purchase of Development Rights (PDR).

It was noted that Neil Bender is purchasing many properties south of the Village of Rhinebeck and other areas.

**2. Zoning Change to Protect Historic Buildings:** *Bill O'Neill* mentioned that Zoning is considering regulating historic buildings especially from demolition. A survey of historic buildings was done in 1987 and 1992.

**Motion to Adjourn:** *Rich Biezynski* motioned to adjourn the meeting and *Ken Migliorelli* seconded, all agreed.

**Adjournment:** The meeting adjourned at 8:10 pm.

**Next Meeting:** The next regular meeting will be **Tuesday, February 25<sup>th</sup>**.

Respectfully submitted,

Linda J. Keeling, AOSC Secretary  
Approved 5/27/14