

Draft

**TOWN OF RED HOOK  
CONSERVATION ADVISORY COUNCIL**

Minutes of meeting  
June 10, 2015

Members present: Acting Chairwoman Sarah Imboden, Susan Ellis, Jen Cavanaugh, Denis Collet, Chairwoman Laurie Husted (8:32 P.M.)

Absent: Anne Rubin ( clerking for ZBA), Jody Jacobs, Ross Gould, Mike Zelic

Guests: Councilwoman Brenda Cagle, Trails Committee Chairman Howie Callas, Richard Rang of Kirchoff Associates, Brian Roberts of Winnakee Land Trust

**CALL TO ORDER / QUORUM:** Acting Chairwoman Sarah Imboden called the meeting to order at 7:05 P.M. A quorum was not present at that time. Sarah noted that Chairwoman Laurie Husted was representing Bard College at a Zoning Board of Appeals meeting and Jody e-mailed that he couldn't attend.

**HUCKLEBUSH TRAIL LINE:** Sarah Imboden brought maps to discuss the location of the original Hucklebush Railroad Line and what parts might be available for trail use. Many sections are already developed, but Susan Ellis noted that when the first consideration of trails projects was discussed, the section of the Hucklebush rail line from Feller-Newmark Road to Spring Lake at Cokertown was undeveloped and owned by two Gun Clubs. The section would have been handicapped accessible with a manageable grade and not too much clearing.

Sarah Imboden said that the CAC meeting would be discussing the trails perspective with Richard Rang of Kirchoff Associates, proposer of the Hoffman Residential Development, and with Brian Roberts of Winnakee Land Trust. Howie Callas brought some maps of early Town Trails Committee proposals. In 2008 he did a map with a proposal for the Village to start with the Firehouse Lane section of the railroad bed marked as a memorial, but had no response from them. He added that the trail is very fragmented and would need other ways to connect. Jen Cavanaugh asked Howie what the Trails Committee was hoping to accomplish through the discussion with Kirchoff and Winnakee. Howie replied that the Trails Committee was hoping to have some acknowledgment on a path or part of the sidewalk that the Hucklebush Railroad passed through the property.

**ANNOUNCEMENTS:** Sarah Imboden read notes from Laurie Husted about recent activities:

- ◆ *Kick-off for Trails Planning Committee meeting* : The meeting was held on Tuesday, June 9. Brenda Cagle was there and said that it was excellent. Brian Roberts from Winnakee Land Trust was there; Winnakee has given him designated time to serve as coordinator for the whole project.
- ◆ *Stakeholder Interviews for the Route 9G corridor and sidewalk plans for Route 199*: Brenda reported that they were going well, and the Town has sent out RFQ's to 15 engineering firms and signed a State/Local agreement.
- ◆ Laurie Husted will send out a map for the CAC members to comment on. She also forwarded the 90 comments on the Route 9G corridor.

*Richard Rang of Kirchoff Associates joined the meeting and was introduced.*

**RUTH OJA ENVIRONMENTAL SCHOLARSHIP:** Sarah asked Jen Cavanaugh which candidate was finally selected for the scholarship. It was Alicyn Schiafo.

*Brian Roberts of Winnakee Land Trust joined the meeting and was introduced.*

**OUTDOOR WOODBURNING FURNACES:** Sarah Imboden asked Denis Collet about his current thoughts on upgrades of woodburning furnaces. Denis said that one option is that since only a few are currently permitted, he can find out who has them and notify them of the grant possibility for upgrading. In 2009 the Town declared a moratorium on installation of new woodburning furnaces, with those that were grandfathered restricted to burning from May 1 – October 31. Enforcement was an issue. Denis added that there is now a very efficient (80 – 90%) high pressure boiler with a grant option available for conversion, and suggested that the Town might need to consider modifying the moratorium. Sarah felt that the CAC had only been asked to decide about notifying the owners of grandfathered furnaces, but Denis said that the catch would be that if those owners proposed to replace them, they would not be in compliance with the moratorium. He added that he would get the technical details for the new outdoor furnaces and see what issues would come up with modifying the law.

**HOFFMAN RESIDENTIAL DEVELOPMENT IN THE TRADITIONAL NEIGHBORHOOD DISTRICT:** Richard Rang thanked Sarah Imboden for inviting him to discuss the proposal with the CAC. He described the layout of the Traditional Neighborhood District scenario for 102 homes with a mix of cottages, town houses and single family homes. It is a pedestrian oriented development with sidewalks. There will be a community center, playground, soccer field, passive park areas, trails with picnic areas, community garden, and an environmental study area. The trail network would be open to the public and he suggested using that as the Hucklebush Trail designation, even if it does not exactly follow the old railroad bed. Mr. Rang asked for feedback on the

plan, and noted that there has been discussion about conservation easements, and the wetland area could be put into conservation easement. He added that Laurie Husted had asked about a trail easement, which they could provide, and give that easement to Winnakee. Denis asked about the difference between a conservation easement and a trail easement; he expressed interest that there be connectivity to the trail for future plans. Mr. Rang said that there would be sidewalks out to Route 9 and he had looked at the possibility of a connection through Rokeby Gardens, but the only open land is their current well field.

Kirchoff Associates has a memorandum of understanding from the County Water and Wastewater Authority to operate the water system for the development, and they are working on the final agreement with the Village of Red Hook for allocation of the proposed amount of water supply.

Jen Cavanaugh asked about what the trail connection to the environmental study area would be. Mr. Rang replied that there is an old farm trail that passes by it, and they may use wood mulch or put granular material on it, but it can't be further improved or paved without DEC permission due to its location in the wetland area.

Jen asked who would be responsible for the maintenance and monitoring of the trail area. Mr. Rang said that the Homeowners' Association (HOA) is responsible for the trail and all open areas. Sarah Imboden asked for more information about the details of the HOA operation. Mr. Rang said there is a set of documents that outlines the responsibilities of the HOA and fees to be paid for the maintenance of the common areas. During the phasing of the project, Kirchoff Associates will maintain control of the HOA until the end of the project. Jen asked if, following the completion of the project, the HOA would have an agreement with the Town for maintenance of those areas; Mr. Rang said that they could build that into the easement.

Denis Collet asked if there were any specific provisions for bicyclists, and would they be allowed use of the trail. Mr. Rang replied that as the development road network is narrow to slow traffic speed, and bicyclists would have to use the road; he had not really planned to have the trail used by bicyclists.

*Energy Star Compliance* : Denis said that he assumed that the project design offerings would be Energy Star compliant, but wanted more information about insulation and other options. Mr. Rang answered that they planned to use spray foam insulation and are offering a solar array option. Denis continued by asking if they were looking at a zero net energy model; Mr. Rang said that they were planning to be as energy efficient as possible, while balancing what they could put into the home with whatfor the home. They are also considering geothermal and electric options. Jen Cavanaugh noted that in communities where net zero marketing stresses to customers that structurally insulated

materials may cost more to begin with, but will pay back in savings down the road, they are the first homes to sell.

Sarah Imboden returned to discussion about the trail and where to proceed. Mr. Rang noted that Laurie was sending him a draft of a trail easement. Brian Roberts said that he has to bring the information before the Board of Winnakee Land Trust, but knows that they are interested.

*Stormwater Management Systems* : Mr. Rang noted that there had been questions about the stormwater management systems. The Town will be responsible for maintaining the road network. The runoff from the road network will run into the drainage systems that Kirchoff is designing. They will use bioswales, some subsurface infiltration systems, possibly some rain gardens, and porous pavement for the driveways and alley ways. As far as the maintenance of the system, the Town can not hold the permit for the stormwater discharges; Kirchoff holds an individual permit, which must be approved by DEC. Jen added that if the HOA will become responsible for the maintenance of the stormwater structures, she would like specific requirements for them in the HOA agreement. Mr. Rang said that the HOA also will be responsible for shoveling of sidewalks and lawn maintenance.

*Laurie Husted joined the meeting.*

*Phasing of the project and proposed build out* : Mr Rang explained the phases of what would be built in the project and that there would need to be a percentage of sales contracted before other amenities would be built. In answer to Denis Collet's question about the time of build-out, Mr. Rang predicted 5 – 6 years.

The CAC thanked Mr. Rang and Mr. Roberts for speaking about the proposal.

**MINUTES OF THE CAC MEETING ON MAY 13, 2015:** The minutes of the May 13 meeting were approved with a motion made by Jen Cavanaugh and seconded by Sarah Imboden.

**ADJOURNMENT:** The meeting was adjourned at 8:47 P.M.

**NEXT MEETING:** Wednesday, July 8, 2015 at 7 P.M. At the Town Hall.

Respectfully submitted,

Susan H. Ellis, Secretary