

APPROVED
Town of Red Hook Planning Board
Meeting Minutes
June 14, 2010

CALL TO ORDER/ DETERMINATION OF QUORUM

The meeting was opened at 7:40 p.m., and a quorum was determined present for the conduct of business.

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

(The Business Session was deferred until later in the meeting)

OTHER BUSINESS

Centers and Greenspaces – review and LWRP determination

Planner Michele Greig gave a presentation on the proposed Centers and Greenspaces rezoning plan. She said that the Board would be asked to complete two reviews of the plan—first to determine its consistency with the Local Waterfront Revitalization Program and later to submit comments on the plan as a whole. She said that for this evening’s review, to determine consistency with the LWRP, the Board would serve as the Town’s Waterfront Advisory Committee. In that capacity, the Board would review the Coastal Assessment form and complete a LWRP Consistency Form.

In giving an overview of the proposed plan, Ms. Greig said its intent was for the Town to retain its small town character even as its population and businesses grew; that is, the population density would remain in the villages, the population/business centers would be pedestrian friendly, and open space and agricultural land would be preserved. She said that the proposed zoning changes were consistent with the recommendations of the Town’s Comprehensive Plan and its Open Space Plan to transfer building potential from greenspaces to centers. She said that new planning tools had been developed since 1992-93 when the Comprehensive Plan was adopted, and that these new tools would help the Town achieve the goals set out in those plans. She said that among those tools was the creation of new zoning districts.

Ms. Greig said in this review would focus on the section of the Town extending from approximately the middle of the Hudson River to approximately 500 ft. east of NYS Route 9G and stretching north and south to the Town boundaries. She said that within that coastal area there were three relevant changes proposed by the rezoning plan: the creation of the Agricultural Business Zoning District, the replacement of cluster subdivision with conservation subdivision design, and the deduction of additional unbuildable areas from a parcel’s total acreage when figuring potential development density. She went on to explain each change, after which the Board discussed its possible ramifications in the Coastal Zone.

The Board members briefly brought up three points that they determined would need lengthier discussion when the Board undertook its full review of the plan: the proposed “green space fund”, proposed changes to the conservation subdivision density section, and the proposed

deletion of the Farmland Protection Plan requirement. Michele Greig said that as proposed, the contribution amount that developers would make to the "green space fund" would be reviewed and amended by a Town Board action annually as the median sales price changed. The Planning Board members generally agreed that the contribution amount should adjust automatically as the median sales price changed, without the need for Town Board action unless the Town Board deemed such a review or action necessary.

Second, some Board members did not agree with the proposed change in the conservation subdivision regulations that would allow landowners with parcels under 10 acres to conserve the required open space with a deed restriction rather than a conservation easement.

Finally, Christine Kane disagreed with the proposed zoning change that would remove the requirement that the owner of multiple parcels of agricultural land create a conservation subdivision plan covering all the parcels if he only wanted to develop one of them. She said that the current requirement for a Farmland Protection Plan mapped out all the building envelopes and open spaces on the aggregate farmland, which served to preserve the agricultural potential of the farmland more effectively than working with one parcel at a time.

After this discussion, the Board reviewed first the Coastal Assessment Form and then an explanation of "consistency with LWRP policies". Michele Greig said that the Board must determine, among other things, whether the expanded agricultural uses allowed in the proposed Agricultural Business District would be consistent with the LWRP.

After the Board completed the LWRP consistency form, Pat Kelly made a motion to determine the proposed zoning changes to be consistent with the Local Waterfront Revitalization Program. Kris Munn seconded the motion, and all members voted in favor.

BUSINESS SESSION

The draft minutes from the June 7, 2010 meeting had been circulated and reviewed. Sam Harkins made a motion to approve those minutes. Wil LaBossier seconded the motion, and all members present voted in favor.

There were two announcements. First, a forum on "Strengthening Protection of our Historic Sites" sponsored by the Northern Dutchess Alliance was scheduled for June 16 in Tivoli. Second, the Town Board had scheduled a public hearing on proposed local law #1 2010 regarding notification of property owners affected by proposed zoning changes. The public hearing was set for June 23, 2010 at 7:45 p.m.

The Board then discussed a date for its next meeting. Since there was no business for the June 21 meeting, the members cancelled that meeting. They then noted that first meeting in July would fall on July 5, a holiday. The members generally agreed to reschedule that meeting to Tuesday, July 6 if the meeting room was available.

ADJOURNMENT

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

Respectfully submitted,

Paula Schoonmaker