

RED HOOK BOARD MEETING

May 23, 2007

A special workshop meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened in public session in the Conference Room at the Town Hall, 7340 South Broadway, Red Hook, at 7:30 p.m.

Present: Supervisor Marirose Blum Bump
Councilman James Ross
Councilwoman Sue Crane
Councilman Harold Ramsey
Councilwoman Lisa Pullaro
Town Clerk Sue McCann

Also Present: Attorney for the Town Christine Chale
Deputy Supervisor William O'Neill

Supervisor Blum Bump welcomed everyone to the meeting.

ST. MARGARET'S HOME

Supervisor Blum Bump introduced Doug Strawinski, general contractor for St. Margaret's Home.

Mr. Strawinski gave an update on St. Margaret's. He told the Board that Purchasing Agent Ted Kudzy and Code Enforcement Officer Steve Cole, did a survey of the home and then asked Mr. Strawinski to look at it. Purchasing Agent Kudzy issued Purchase Order to B&B Electric for \$1315.00 to update the electric in order for Central Hudson to restore power. An electrical inspection would need to be done, and once cleared, would take about 72 hours for Central Hudson to turn it on. Realistically it will be about June 1 before the electric will be restored. After that, he took the recommendations of Purchasing Agent Kudzy and Code Enforcement Officer Cole and came up with a list of six basic occupancy requirements. The first was the electrical items that needed to be completed before Central Hudson restored power. Next, was miscellaneous fixture replacement at a cost of \$200.00. Third was for cleanup of St. Margaret's at a cost of \$4150.00. Both the grounds and basement need to be cleaned. The fourth item is to patch the roof for \$1000.00 which should be enough to keep the water out of the building. The fifth item is to construct a treated ramp with a rail on the south side of the porch for all access that will also satisfy ADA requirements. The sixth item, plumbing requirements he's not sure what they will be up against. He and Purchasing Agent Kudzy saw that the bathroom needs repair. The septic system was up to spec in 1994, so he hopes that will be ok. The water well hasn't been in use for 13 years but it could be fine. The estimated cost for those plumbing repairs is \$2500.00. The total estimate is \$11,165.00 for the above items.

Supervisor Blum Bump asked if he'd use volunteers.

Mr. Strawinski would go for it for some things, but some things could be a liability issue.

Councilman Ross mentioned his concern with the historic status of the building. Will the repairs fit in with maintaining the historic status?

Mr. Strawinski had the same concern and checked with Town Historian Winty Aldrich. Town Historian Aldrich is investigating the issue and will get back to Mr. Strawinski.

Supervisor Blum Bump had the discussion with Town Historian Aldrich and she said she was told that it's irrelevant because we are not restoring it, we are doing nothing more than opening the building up. She said none of this is permanent. He did say we didn't need to put in a ramp for this program.

Councilman Ross wants to make sure that the repairs fit into the historic guidelines.

Councilman Ramsey is concerned too, because not only is the ramp an issue, but the repair of the bathroom seems to be a major repair. There are criteria for historic structures.

Supervisor Blum Bump said they ran this by Town Historian Aldrich and he said this does not apply and he's the one who knows.

Mr. Strawinski said that it was an item he discussed with Town Historian Aldrich and he wasn't sure if we needed to put it up or not. Mr. Strawinski put the ramp in the estimate because he thought we needed the access. It could be a temporary ramp made from treated lumber. The stairs are deteriorated completely and he thought the ramp could serve two purposes. If we don't fall under the ADA restrictions, we could put in temporary stairways at a cheaper price.

Councilman Ross .. We can research the ADA requirements for the building but we need to approve the electric and roof repairs. He has no problem with fixture replacement and bathroom repairs.

Attorney Chale suggested doing a water test.

Mr. Strawinski will find out the ADA requirements regarding the ramp. Other repairs will need to be paid for with a grant.

Councilman Ramsey wants to see the ADA rules in writing in order not to jeopardize the grant.

Supervisor Blum Bump said the grant doesn't pay for expenditures. Whatever we do now has no bearing on whether we get the grant or not.

Councilman Ramsey said initially when we accepted the building we said that no tax payer money would be expended for repairs. Now we're talking about \$11,000. Two months ago when Mill Street Loft came up the original plan was for volunteers to do cleanup, painting and some of the walkway work. Now it seems all that has disappeared.

Supervisor Blum Bump answered that the volunteers are still ready. Purchasing Agent Kudzy said it would be better done without them.

Councilman Ramsey is concerned that the plumbing costs are still unknown and he initially thought it would be little cost, if any, to the tax payers.

Councilwoman Crane asked what the rental to Mill Street Loft is. There was an article in the paper about it.

Attorney Chale said that Amy Dubin from the St. Margaret's Task Force asked to have a lease agreement prepared but Attorney Chale wanted to see if the Board was going to go ahead with the improvements first.

Councilman Ramsey said they agreed to \$250 a month for June, July and August. If they are just going to be there July and August, we are looking at \$500 revenue to the Town.

Supervisor Blum Bump told the Board that Mill Street Loft is looking to be a permanent tenant. They want to see if the building would work for them.

The Board discussed the items presented by Doug Strawinski. They would like to use volunteers for the cleanup to bring down that cost.

Doug Strawinski will check with the ADA regarding the ramp/stairs and bathroom and will get back to them as soon as he can.

Supervisor Blum Bump agreed to the plumbing costs as did Councilman Ross.

Councilman Ramsey did not agree with the bathroom change/plumbing costs. He wants to see something in writing from our attorney or Town Historian Aldrich saying that the repairs will not impact the historic structure of the building. He also wants to know if it has to be ADA compatible. He doesn't want to have to replace the sink and commode, then have to tear them out to keep them in compliance.

Councilwoman Crane asked how long it's been since the well was used. She wants to know if they have to be ADA compliant. She won't vote on it until she knows.

Councilwoman Pullaro, Councilman Ross and Supervisor Blum Bump approve the plumbing costs. The Board as a whole approved all of Doug's Basic Occupancy Requirements but the ramp on the porch which Doug is checking on.

DISCUSSION BETWEEN THE TOWN BOARD AND THE INTERMUNICIPAL TASK FORCE REGARDING THE ZONING RECOMMENDATIONS TO THE TOWN BOARD BY THE ITF

Supervisor Blum Bump introduced John Clarke from Dutchess County Planning and Development, Ted Fink and Michelle Greig from Greenplan, Inc., and Deputy Supervisor Bill O'Neill who is the Chairman of the Intermunicipal Task Force. She also recognized members of the Intermunicipal Task Force, Village of Red Hook Mayor Dave Cohen, Harry Colgan, Tivoli Mayor Tom Cordier, Brent Kovalchik, Legislator Dave Seymour and Charlie Laing.

Deputy Supervisor O'Neill asked the Town Board for their reaction to the report. Then he wanted to deal with the components of the plan. The Board began to review the proposed Local Law Filing for 2007. They discussed various points of concern with the members of the Intermunicipal Task Force.

Councilman Ramsey had a concern about the incentive zoning and the costs passed to the buyer of homes from a developer who is charged huge fees for things like sewer systems. The costs will be passed to the buyers and homes won't be affordable. It was explained to him that there will be a mix of affordable homes. He asked how to tell the developer that he has to build a mix of homes instead of homes in the \$500,000 to \$700,000 range.

Michelle Greig of Greenplan answered that it is written into the zoning law.

Ted Fink of Greenplan told the Board in discussion that the cost of a sewer system will be approximately \$35,000 per unit in the northern section.

Michelle Greig told the Board that cluster plans call for shorter roadways and shorter utility lanes and that there is savings in cluster developments.

Councilwoman Pullaro clarified that the proposed zoning changes would go as a package and asked if that was accurate.

Ted Fink explained that zoning changes are subject to SEQR review so rather than go through that a number of times it would be better to get the review once.

Councilman Ross had some concerns and one involved seeing a map that shows every parcel that enjoys the agricultural exemption. We've talked about it but he's yet never seen one.

Planner Ted Fink said they were shown in every presentation, but they were not in the Town Board's packet.

Supervisor Blum Bump said that as a community we want to grow. What is in the Village will extend approximately to Hannaford. What we really want is the Village to go south to Hannaford. We want that kind of growth. We have to have rules about how we are going to build out.

Councilwoman Crane asked if realistically the Task Force can give a time frame for these accomplishments.

Planner Ted Fink feels that if the market was strong, a minimum of ten years, probably a ten to twenty year time frame.

Supervisor Blum Bump asked about the timeline for a build out with our present zoning.

Councilman Ross...we haven't come close to the 1960 projections when the first zoning was enacted in 1972. The zoning laws were pared back when we redid it in 1993 but we still haven't come anywhere close to those projections.

Councilwoman Crane stated that if we can't achieve work force housing, the whole plan is a failure. She wants to be shown how and where that will be accomplished.

Councilman Ramsey too, is concerned about what he refers to as affordable housing.

Michelle Greig told the Board that the Zoning Review Committee is exploring the idea of inclusionary zoning which she described as a requirement that a percentage of new homes are built and locked in at an affordable rate.

Councilwoman Crane's concern is that we have nurses and teachers who can't afford to live here.

Charlie Laing of the Task Force explained conservation subdivisions. They come with a fairly detailed set of guidelines and easy to reference pictures. The basic ideas and framework are spelled out clearly.

Ted Fink of Greenplan explained that conservation subdivisions or clustering take longer than the standard processing. It takes a little more negotiation. It's the second best technique for what you want to do to save land. A traditional neighborhood development actually streamlines the process because developers walk in knowing what you want. Clustering involves a lot more working on the site and thinking about and coming up with different options. The way this is designed is that this becomes your first option and the standard way becomes your second choice.

Village of Red Hook Mayor Dave Cohen asked if there is a timeline for this process. The Village has to deal with issues and they are strapped by the Town. Most of them like the plan. From his perspective he'd like to see a decision made so they can know what they are going to do.

Deputy Supervisor Bill O'Neill, Chairman of the Task Force, said they are going to ask the Board at the workshop on June 27th to make a decision about the substance of the plan.

The Board and Task Force continued discussing the issue of a sewer system and sewage treatment. Where would a treatment facility be located, how large, how would the waste be carried away?

Ted Fink said that realistically, they realize that no grant will cover 100% of the cost. A lot of the cost will be picked up by residents.

Michelle Greig said that this zoning proposal will reduce the potential build out. Overall it would reduce a significant amount of traffic.

Deputy Supervisor Bill O'Neill told the Board that the Task Force appreciated this initial conversation. They will analyze what was said and work on it at their next meeting. The sense of the Task Force is that they feel the timing of this report is appropriate. This is the moment that the Town should take action. As far as the fiscal impact, Peter Fairweather will be at the June 5th meeting to continue this dialogue. They'd like the Board to make a decision on this proposal by June 27th. Then there is a two month period of referrals to planning and others, then on August 27th will be the first of the public comment periods, then another in September, then after that, the SEQR review.

Supervisor Blum Bump will put them on the agenda. She also asked if the Board would be willing to schedule two more special meetings to go over this. We have a workshop on June 5th where part of the time would be devoted to this.

Councilwoman Crane suggested having them on the agenda for the June 5th meeting and then decide if and when to schedule more special meetings.

Councilman Ramsey needs time to thoroughly read the report. He feels it is unrealistic to expect the Board to understand this report in two weeks when the task force worked on it for two years. He wants to understand it to know what questions to ask.

Councilwoman Pullaro would like to read through it, come to the June meeting with more questions, and then from there decide what needs to be scheduled.

Supervisor Blum Bump will come up with some dates and get back to the Board members.

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED CONNECTOR ROAD

Supervisor Blum Bump invited Ted Fink from Greenplan to join the discussion with John Clarke regarding the review of the connector road that Pete Setaro presented last night. She said that the design they worked on was changed. Pete Setaro said essentially that sometime in the future we'd put in sidewalks, lights and trees.

Councilman Ramsey said that is not what he told the Board. He told them that on the Hannaford Road, they'd lay out the sidewalk and tie it in to the trail. They'd lay the median in there but they would not put the trees and lights in now because they want that to match up with the center area.

Councilman Ross...we don't know what the final lighting scheme might be. In a few years they might be more efficient. As far as the curbs, he doesn't understand the need for them. They are a nuisance and a big expense. He agrees with a sidewalk on at least one side.

Supervisor Blum Bump is concerned about the elements that make it a traditional neighborhood road. It was to be completely funded by a grant. She is concerned that they would have to fund it some other time.

Councilman Ross suggested they ask Pete Setaro himself to explain the changes. He wants to go out to bid so that the Town doesn't lose the grants. He explained that as far as lighting they asked Pete Setaro to tie in and he will put in an addendum to the bid so that we can use the entire amount of money.

Supervisor Blum Bump wants the grant money to be fully expended.

Councilman Ramsey said the estimate is \$183,000. This is the new estimate that just came. It is about what he told us last night. We have \$150,000 grant.

Supervisor Blum Bump does not want to go through the whole process to have another road that looks like all the typical ones.

Councilwoman Crane asked what it is about this road that is not a traditional neighborhood road, and what is so offensive.

Supervisor Blum Bump answered when that road is built we will just have another road that looks like a development road. There won't be trees, lights, and there will be a very modified sidewalk system. There won't be curbs, but if we need them we want the grant to pay for them. We worked with Dutchess County Planning for two years developing what that would look like and we agreed upon everything except for the road width. We finally came do a decision about that. At the last moment we are asked to do the SEQR and the grant money is not going to be applied to a design of the traditional neighborhood

road. That's what she understood from Pete Setaro the night before and that's why she wants Greenplan and DC Planning to look at what was proposed.

Councilman Ross wants them to meet with Mr. Setaro so that we can go out to bid. The first one is for the 2005 grant.

Attorney Chale ... the EAF that Pete Setaro circulated today assumes that this is a Type I action because of its proximity to St. Margaret's. Otherwise it would be considered an unlisted action. The action the Board would need to take tonight would be to declare themselves lead agency and to authorize circulation of notice. We would have to ask if they would give us consent rather than wait 30 days. We are going to try to approve it June 5th. The purpose of this is to start the EAF process.

Councilman Ross suggested making a resolution on that.

RESOLUTION 2007 #83

RE: ESTABLISHING LEAD AGENCY TYPE 1 ACTION: TOWN OF RED HOOK CONNECTOR ROADS

On a motion of Supervisor Marirose Blum Bump, seconded by Councilman James Ross, move to accept the resolution.

Adopted	Ayes	5	Blum Bump, Ross, Crane, Ramsey, Pullaro
	Nays	0	

Copy Attached

Supervisor Blum Bump again, said this was supposed to be a model of a traditional neighborhood road. Last night was the first time she heard that the funding would not cover the cost.

Councilman Ramsey explained that the grant went out two years ago and the costs have gone up since then. The cost is over the \$150,000. Pete Setaro has offered to add on and if we have the money we will add it in. He understood the road is designed to accommodate lights and trees.

On a motion of Supervisor Blum Bump, seconded by Councilman Ross, move to adjourn the meeting at 9:55 p.m.

Adopted	Ayes	5	Blum Bump, Ross, Crane, Ramsey, Pullaro
	Nays	0	

Respectfully submitted,

Susan McCann, Town Clerk