

RED HOOK TOWN BOARD MEETING

June 5, 2007

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

Present: Supervisor Marirose Blum Bump
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
Tim Weiderman, Fairweather Consulting
Peter Fairweather, Fairweather Consulting

Absent: Councilman James Ross

Supervisor Blum Bump welcomed Tim Weiderman and Peter Fairweather of Fairweather Consulting who did the fiscal impact study.

PROPOSED ZONING LEGISLATION - LOCAL LAW #3 2007

Peter Fairweather explained they evaluated the alternatives developed by the Intermunicipal Task Force in terms of zoning recommendations and also put together a fiscal impact model which they presented previously to the Board. Fundamentally, what they did with the zoning alternatives was look at the revenues to be generated by the proposals and the expenditures in terms of the Villages, Town and School District and try to determine how fiscally they would stack up. What their analysis showed was that the alternatives were better from a fiscal perspective. Mr. Fairweather reviewed the chart on page 5 of the Centers and Greenspaces Plan. He stressed not to focus on the precise numbers because it is a relative comparison. Given the different scenarios the test is whether any of the alternatives would be worse fiscally for the Town given the existing zoning. Their findings are that fiscally the Town is not going to be worse off, but more likely to be better off under the alternatives, than the existing zoning. This is not the only criteria in evaluating the alternatives but fiscally it works. The next step for the community to think about is what will it take to make this happen. In talking with the Town's EDC, we discussed maybe having a conversation with the Dutchess County Economic Development Corporation and ask what tools we need to bring to bear because we embrace this. To ensure that the numbers work we need to put things in place for an economic development strategy, incentives and so on. Mr. Fairweather referred to a map in the packet showing a commercial center in the South Broadway district. We create a commercial area and build upon potential for local businesses to go into newer, bigger buildings. Other locations would be freed up for start up business to move in. If we decide to develop this we can reach out to the County's development corporation and ask what's the "tool kit" available to make this happen. It's an important part of this whole process.

Councilwoman Crane feels the major issue is who is going to pay for a sewage treatment system? She also asked if there were State or Federal grants to fund these costs.

Mr. Fairweather didn't have an answer but will look into that so we have some sense of it.

Deputy Supervisor O'Neill referred to the Cookingham Farm development and asked if that developer is looking at two hundred units and then a proposal to move a sewer down through the Village and out to the lower end of the Village, did the fiscal analysis consider the northern units and the commercial that is drawn in there by John Clark?

Mr. Fairweather's analysis did. The question is leveraging that development in terms of the sewer infrastructure. They haven't looked at that in terms of what the project would look like. It would be a worthwhile thing to do.

Mr. Fairweather said if the northern section can be packaged a developer may be on board to help pay into the sewer.

Councilwoman Crane asked about the cost per child within the school district over time.

Mr. Fairweather said they held that constant and the figure is \$14,000 per year per student. They used the Rutgers Census count of the year 2000. Again he stressed that they looked to see if the alternatives provide a fiscal burden compared to existing zoning or are the alternatives likely to be fiscally favorable compared to existing zoning.

Councilwoman Pullaro asked the number per person per services.

Mr. Fairweather didn't have the exact numbers but said they took the census counts for the Town and Village and looked at other alternatives.

Councilman Ramsey asked about the build out time frame used.

Mr. Fairweather answered roughly 15 to 20 years. The idea was to go to the last year and see what the fiscal condition was of the place.

Councilman Ramsey said there was not a single building permit issued in the last year. He asked Mr. Fairweather if in his estimate the Town of Red Hook would be full in 20 years.

Mr. Fairweather answered it's hard to say, but it is possible.

Councilman Ramsey...do we know the total population of the build out? The numbers are based on the final outcome. Are we giving people incentive to move here? Is that going to cause us to need a new school? Where in the time line are we going to break even? We will be expending money at a cost to the taxpayer until we have the commercial and sewage treatment in place. Will we kick our taxes way up in anticipation of being better off twenty years from now. Is that a possibility?

Peter Fairweather...it would be a possibility. The question is when is that final year – we don't know.

Supervisor Blum Bump is afraid that there could be development without the benefit of a central sewer system.

Councilwoman Crane ... we should also take into account work force housing and traffic. What roads will deal with the development? It can't be Route 199 and Route 9, it has to be some other thoroughfare.

Councilman Ramsey asked if the numbers looked at infrastructure changes such as road ways as a cost of putting this in?

Peter Fairweather responded that they looked at the cost per individual or per household for the different things like highways. We assumed that cost would stay the same but it would increase because there would be more households, more people. There are not dramatic increases in roadways. Increases would be in road maintenance.

Deputy Supervisor O'Neill said that John Clark will address that. The configuration of the roads going off Route 9 lessens the traffic patterns and flows. Theoretically that will decrease the traffic congestion.

Mr. Fairweather said conceptually the argument is in a situation like this, some of the trips the people make won't be in their cars. If development is spread out, more people would use their cars. If there are alternative roads traffic is diffused.

Councilman Ramsey asked about the businesses and commercial sites in the south end. Do we assume that every developer will build out to the max. Is that a realistic expectation?

Mr. Fairweather...if they don't all buy into it you get something like the other alternatives. The commercial development becomes less and there will be more purchase of development rights by the Town. It'll still be better than existing zoning. The Town has to be proactive with their economic development and needs to work to make sure the incentives happen. Businesses need to be encouraged about how the planning process works. Part of what would make this fly is to get shovel ready and preapproved to make the sites as attractive as possible. There is funding through the Department of State, the Quality Communities Program, and a few other places.

Supervisor Blum Bump brought up the PDR and asked how the different scenarios relate to our PDR program. There was some discussion regarding the PDR program from the Centers and Greenspace Plan.

Mr. Fairweather explained if the developers use the incentives, they are the ones paying for the preservation of the land. They are using that to create value elsewhere. It gets the Town out of having to purchase development rights. It's a way of maximizing their return on the lands that are available to them to develop.

Tivoli Mayor Tom Cordier wants it in Tivoli because most of their development is outside the sewer district. All of them are septic systems in heavy clay. He is afraid he won't be able to get a developer to tie into their sewer plant that is only 50% used. If you don't do something you are going to keep putting in houses with no sewers. The soil perks well here in Red Hook and goes right to the aquifer. In Tivoli he would have a developer put in a 20 lot subdivision and run a pipe to connect to their sewer system.

Councilman Ramsey asked if we are mandating that developers buy into the sewer system with this new zoning.

Harry Colgan answered that it is in Tivoli.

Councilman Ramsey wants to read through the laws again to be sure of what they state.

Councilwoman Crane suggested that if we are anticipating growing the Town in certain areas, we should project the number of children in those homes. It seems that we would have to make an educated guess on the actual cost in 20 years of each child in the school system in order to know what impact this is going to have on the Town. If we put in 200 to 300 more homes within 20 years, at least another school, if not two more may have to be built. What in 20 years would that cost be?

Mr. Fairweather answered that forecasting beyond six months becomes dicey. The other thing we tried to do is comparative framework. If you are looking at alternatives and are consistent with applying the cost and revenues, you can get a good sense of which alternative would be better than the others.

Councilwoman Crane is concerned about how the citizens of the Town will feel about the impact. How can she defend something that looks to her like it might be even more expensive?

Mr. Fairweather responded the analysis suggests that with the alternative it would be expensive to live here. Without the alternative, with the existing zoning, it would be a lot more expensive. This is the lesser of two evils. What is different is making the choice of how we want to look in 20 years. From a development perspective the alternative provides a variety of house sizes and footprints. You don't get that under standard zoning. It provides for worker housing and senior housing.

Supervisor Blum Bump ... if we grow slowly, what are the school taxes in that scenario. We can't predict under our present zoning when things will happen, all we know is that commercial won't happen because we're not zoned for it.

Deputy Supervisor O'Neill thanked them for their time. They will come back to the Board. He asked when the additional meetings will take place.

Supervisor Blum Bump announced the meetings will be on the first three Tuesdays, the fourth Wednesday. They we will have three special meetings on Thursday nights to accommodate the Red Hook Village Board who requested to be able to come to some meetings.

Councilman Ramsey feels we're pushing too fast. He can't make the first two and possibly not the third Thursday. There is also court here on Thursday nights. This group did a lot of studying and a lot of reports and they spent two years doing this. He feels its unrealistic to have the Board members absorb this from a Tuesday to a Thursday. The timeframe is unrealistic.

Deputy Supervisor O'Neill responded that the plan was to have the four components dealt with quietly, individually on additional nights with Michelle Greig and John Clark. The first would be to answer questions about the traditional neighborhood district. Then the agricultural business district, incentive zoning, and follow through like that.

Councilman Ramsey thought the Board decided at their last meeting was to have them come to our regular meeting and spend a half hour to 45 minutes and have them come in and present at our regular meetings. He understands the Village wants to be here, that's fine but this should be for the Task Force to present their study to us. We shouldn't be gearing our meetings to the Village heads. June is a hard month because of graduations and everything else going on and to throw seven meetings at us in a month is unrealistic.

Town Clerk Sue McCann informed the Board that Thursday nights are not good for using this building. Court is in session and they need an extra room for conferences if needed.

The Board scheduled meetings for June 12, 2007 at 7:30 p.m., June 19, 2007 at 7:30 p.m., June 21, 2007 at 7:00 p.m., and June 28, 2007 at 7:00 p.m. They will include more presentations from the Intermunicipal Task Force. The meeting for July 3, 2007 is cancelled. July meetings will be set at a later date.

MIGLIORELLI/LEONE RECREATIONAL LAND ACQUISITION UPDATE

Attorney for the Town Chale told the Board that the Phase I is in process. Attorney Chale told the Board that the consultant is looking for information from the owner as to prior use of the property as their due diligence on the research. It's very routine.

Councilman Ramsey requested a cost estimate on the engineering for the property. He will double check with Pete Setaro. He will fine tune the conceptual ideas.

COMMUNITY DEVELOPMENT BLOCK GRANT

Attorney Chale didn't set up Pete Setaro to be at next weeks meeting. He sent an e-mail to try to clarify the finalization of the specs the Board requested. There was some discussion about the alternates that were being requested. He wanted to clarify what he was doing in that regard. The County gave their acquiescence to go ahead with the plans. Pete Setaro indicated that what he was doing was identifying certain alternates so that we would have some flexibility in making the bid award.

The Board discussed Pete Setaro's plans.

Supervisor Blum Bump wants to get as much as possible from the grant. She wants the grant to be used for a model traditional neighborhood road. Of course some things might not be possible but her objective is to get as much of that plan as possible with the grant money.

Councilwoman Crane assured her that that is everyone's goal.

Councilman Ramsey is concerned that if the bid goes into all the base specs and it comes out to be more than we can afford, he's afraid if we don't get this done in August, we lose the grant. We run the risk of going over the cost of the grant if we don't use add ons in the bid. If we go out with the bids right now and the costs come in such that we can

afford any of these add ons, he's more than willing to put these in right now and use every bit of that grant money up.

Supervisor Blum Bump disagrees that they are add ons, they are part of the grant application and the money was for them. It's a misnomer to call them add ons.

Councilman Ramsey ... it is a add on to the bid, it's not a add on to the work. Two years passed since we looked at this and there is a possibility that costs have gone up and we can't afford it.

The Board discussed and reviewed the SEQRA with Attorney Chale.

RESOLUTION 2007 #84

RE: AUTHORIZING FILING OF NEGATIVE DECLARATION REGARDING CONSTRUCTION OF RED HOOK CONNECTOR ROADS

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

Adopted	Ayes 4	Blum Bump, Crane, Ramsey, Pullaro
	Nays 0	
	Absent 1	Ross

Copy attached

On a motion of Councilman Ramsey, seconded by Supervisor Blum Bump, move to approve the bid specs and go out to bid as prepared by Pete Setaro.

Adopted	Ayes 4	Blum Bump, Crane, Ramsey, Pullaro
	Nays 0	
	Absent 1	Ross

Attorney Chale advised the Board to look at lighting options and give Pete Setaro some specific direction.

Councilwoman Pullaro will talk to CAC Chair Brenda Cagle and bring up the tree planting idea to her at the next meeting.

ST. MARGARET'S – PHASE I

Supervisor Blum Bump announced the resignation of Beth Pagano from the St. Margaret's Task Force. Town Historian Winty Aldrich asked Paula Schoonmaker to be on the Task Force.

On a motion of Supervisor Blum Bump, seconded by Councilwoman Crane, move to appoint Paula Schoonmaker to the St. Margaret's Task Force.

Adopted	Ayes 4	Blum Bump, Crane, Ramsey, Pullaro
	Nays 0	
	Absent 1	Ross

Attorney Chale spoke to Doug Strawinski and gave an update on the work at St. Margaret's. The electric is completed and all the power is on. He's working on the plumbing and is trying to line up the outside cleanup. They have volunteers but will have to hire some people to help with the clean up. The cost of the roll off will be substantially lower than anticipated. Chris Gilbert volunteered to patch the roof, and Doug has not yet heard from Town Historian Winty Aldrich regarding the ADA issues. He will follow up with him.

Councilman Ramsey wants Town Historian Winty Aldrich to give the Board an official statement regarding the ADA and historic status of the building stating that we are not jeopardizing the grant with these improvements.

Attorney Chale will call Mr. Aldrich about the ADA and historic status issues. She will report back to the Board.

Councilman Ramsey referred a letter he received from Colleen Eagen, Chairman of the Board of Directors for the Art Center of the Greater Hudson Valley which is based out of Red Hook. It's a non-profit arts organization and they are very concerned that they weren't asked to move into St. Margaret's, that we went to an outside agency to move in, and that we did not use our own arts organization that's based in our libraries. In the mean time this organization had to go through the Soap Factory and rent space for significantly higher than the \$250.00 a month cost for St. Margaret's. She is very concerned that we gave something to someone from outside the Town and didn't look locally at this. Councilman Ramsey asked why the St. Margaret's Task Force picked up Mill Street Loft and omitted a local arts organization. He feels Colleen Eagen is owed an answer, and he'd like to know why too.

Supervisor Blum Bump asked if they are commercial or non-profit.

Councilman Ramsey responded that they are non-profit. They are interested if anything comes available again in the Town of Red Hook.

MILAN ARCHER MINE (RED WING PROPERTIES, INC.)

Comments are due June 19th, 2007.

NORTHERN DUTCHESS ALLIANCE MASTER PLAN

Supervisor Blum Bump announced that there will be a meeting on June 21, 2007 from 4:00 – 6:00 p.m. at the Milan Town Hall.

PLANNING BOARD RECREATION FEE – CLARIFICATION OF LANGUAGE

Attorney Chale told the Board that we do not yet have a proposal on this.

CORRESPONDENCE

Supervisor Blum Bump asked about the Henri Martin situation.

Councilman Ramsey said they decided not to do the drainage. As per the Board's request, Supervisor Blum Bump sent him a letter stating that. Mr. Martin came in and spoke to Supervisor Blum Bump and was very concerned that we were backing out on him. Councilman Ramsey told him that the drainage did not appear to be a real problem and that they would continue on with the next step, which was the roadway issue. Mr. Martin spoke with Highway Superintendent Wayne Hildenbrand who had a surveyor look at the road. Highway Superintendent Hildenbrand said they would have the road lowered. Mr. Martin misunderstood that when they told him they weren't doing the drainage that he thought the Town wasn't going to do anything. Councilman Ramsey will follow up with Highway Superintendent Hildenbrand.

Councilman Ramsey then referred to the Diana Ferris letter. Councilman Ramsey spoke to Town Engineer Dan Wheeler and we are going to re-blacktop the cul-de-sac to get rid of the drainage problem flowing into her driveway. We are going to drain it a better way. We should have the cost in a day or two. Grading work should be coming to us soon. Councilman Ramsey spoke to Ms. Ferris and told her that they plan on doing the work as he explained. He will call her tomorrow.

Supervisor Blum Bump asked about the VanValkenburgh issue on Lasher Road. Councilman Ramsey spoke to Highway Superintendent Hildenbrand. Lasher Road is not a Town road and there is not anything we can do about that. It is two County roads, Columbia and Dutchess, which causes more confusion. Councilman Ramsey spoke to DCDPW and hopes that they will be able to do something.

Councilman Ramsey reported that regarding the speed limit on Budds Corners Road, the resolution Councilman Ramsey sent was lost. Councilman Ramsey will resubmit the resolution. DCDPW supervisor is also scheduled to meet with Councilman Ramsey regarding the River Road intersection issue with Robert Burke. It is an odd intersection

that is very difficult. They put up signs redirecting truck traffic to the Kelly Road light in anticipation of a real light going in. They hope to have the light in this year.

Supervisor Blum Bump referred to a letter from Phillip Tasciotti who owns the house on the corner of Rokeby Road and Rte 9 opposite Hannaford. He has two lots and is asking to rezone the property so that it can be made commercial in order for him to attract buyers. The Board discussed if this should go before the Zoning Review Committee. It will be referred to the ZRC, the Planners and the Task Force.

Planning Board Chair Christine Kane warned the Board to be careful of spot zoning and moving ahead.

Attorney Chale said the Board is taking counsel from the Planner, the Task Force and the ZRC. That is not inappropriate, they are not asking them to do anything, they are asking for input from those groups.

Supervisor Blum Bump asked the Board how to respond to the letter.

Councilwoman Pullaro said that we are making a referral based on our discussion.

Councilman Ramsey told her to tell them we are investigating their concern.

Attorney Chale referred to the issue of access to roads. We should begin a search of the properties we own to see if we have a dedicated right-of-way. We have to do the search to have it put on our official Town map.

The Board looked over a map of the Migliorelli/Leone property and discussed a few issues involving fields and the possibility of a resident purchasing a small piece of the property.

On a motion of Supervisor Blum Bump, seconded by Councilwoman Crane move to adjourn the meeting at 10:21 p.m.

Adopted	Ayes 4	Blum Bump, Crane, Ramsey, Pullaro
	Nays 0	
	Absent 1	Ross

Respectfully submitted,

Susan McCann, Town Clerk3