

RED HOOK TOWN BOARD MEETING
June 21, 2007

A workshop 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 7:00 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: Deputy Supervisor William O'Neill
Attorney for the Town Christine Chale
John Clark, Dutchess County Planning
Harry Colgan
Michelle Greig, Greenplan

Supervisor Blum Bump welcomed everyone to the special workshop taking place.

DISCUSSION BETWEEN THE TOWN BOARD, GREENPLAN AND THE INTERMUNICIPAL TASK FORCE REGARDING THE PROPOSED ZONING LEGISLATION (LOCAL LAW 2007) AND TRADITIONAL NEIGHBORHOOD DISTRICT (T.N.D.)

Deputy Supervisor Bill O'Neill, who is also the Chairman of the Intermunicipal Task Force, explained that John Clarke was in attendance to answer any questions raised as a result of the presentation from Michelle Greig.

Michelle Greig started the discussion with the Streetscape part of the Greenspace Plan on page 42. One concern is to make sure the Town keeps the proportion of the street similar to what we have in the Village as the growth expands. Width of sidewalks and tree lawns was discussed. Michelle is reviewing the waiver process with Attorney Chale giving the Planning Board a little bit of leeway to waive some requirements. They want to give clear guidelines for the waiver process. Pedestrian passages were discussed and Michelle Greig referred to a website, www.cottagecompany.com for reference of homes in a specific type neighborhood. Michelle Greig then discussed the provision of bicycle trails, routes and lanes. She explained that trails would be off road, route is when you have a road that can be used by bicycles and cars, and lanes which are dedicated bicycle lanes. Trees between the sidewalks and streets were discussed as well as lighting.

Attorney Chale asked if the street lighting issue is only for residential areas.

Michelle answered that yes that was what she was discussing. She will look into it further with the Planning Board. Michelle brought up the concern about rear lanes and alleys. They are treated as private streets so that the Town does not have to maintain them. The Board and Michelle Greig discussed the widths of lanes and alleys. Design standards were revised to allow more options. Michelle told the Board that we take a risk leaving zoning the way it is now because it does not encourage economic development.

Councilman Ross feels this plan is a little more commercial friendly which he feels should have been for a long time.

Michelle Greig explained that the plan calls for phasing. There are no phasing requirements in the current zoning law.

Supervisor Blum Bump thinks this plan gives us the commercial development that we've been looking for in an integrated way.

Michelle explained that the proposed plan will conserve our commercial too. It will conserve a lot of the agriculture land. What we are trying to do is make this a smart growth project, to make it enticing to developers. She thinks that if Red Hook had central sewer there would be more development happening in close to the Villages. You wouldn't have farmlands as threatened as they are.

John Clark discussed traffic issues in Red Hook. Regardless of how everyone feels, he doesn't think that the traffic in Red Hook is that bad. If you accept a certain level of congestion, it is good business. It's bad if you want to go through Town quickly.

Michelle Greig wanted to discuss "drive-throughs" while John Clark is present. She doesn't feel that fast food restaurants should be prohibited. She brought a copy of a plan that permitted drive-throughs for the Board to see.

Supervisor Blum Bump asked if people wanted fast food restaurants in Red Hook, but no one knew the answer.

Councilwoman Crane's concern with drive-throughs is that it deprives the local businesses that have parking from that business because people will use a drive through since it's easier. People won't get out of their cars if they can avoid it.

John Clark stated that the purpose of designing a traditional neighborhood center is to get people out of their cars and walking around. A drive through is inherently against that. He said that any good village zoning law prohibits drive throughs except for banks. As an example he told the Board that the Town of LaGrange banned all drive throughs, even banks in their town centers.

Michelle Greig further discussed commercial centers as well as the office industrial area and residential areas. She presented parking standards from the National Association of Parking Standards and compared them to the current zoning requirements. Michelle then went on to discuss lot size and civic space.

Michelle will red line the revisions so that the Board can double check the changes to the sections discussed at tonight's meeting.

ST. MARGARET'S HOME

Attorney Chale discussed St. Margaret's Home. She referred to the occupancy agreement she circulated for the Board's comments. The Board reviewed the agreement. The concern is to get Mill Street Loft in as soon as possible. The Board discussed having Mill Street Loft pay the electric bills.

Councilman Ramsey is concerned that we put more into the building than needed to get Mill Street Loft in. We are providing them a service that we are not getting reimbursed for.

Councilman Ross suggests Mill Street Loft pay 50% of the electric use to be billed to them by the Town after we receive the bill.

Councilwoman Crane asked about insurance on the building.

Attorney Chale thinks the fact that it is an historic building would weigh into the discussion of insurance cost. The Town might be able to insure it for more to cover the possibility of having to restore it should something happen.

Attorney Chale suggested giving an indication that the Board is in general agreement with the lease. As far as an insurance agreement, she wants Mill Street Loft to work out an agreement with the artists to insure their work.

Councilman Ramsey has too many concerns with the building to vote for the agreement at tonight's meeting.

Councilwoman Pullaro doesn't have a problem with the use agreement, but does have a problem with authorizing the agreement before we know the building is ready for Mill Street Loft to take occupancy. She would like a report on the status of repairs to the building.

Supervisor Blum Bump suggested voting on the agreement tonight. The Board could not agree on how much of the electric bill Mill Street Loft would pay. Councilman Ross and Supervisor Blum Bump feel that 50% is fair. Councilwoman Crane feels they should pay 100% of the costs and so does Councilwoman Pullaro. Councilman Ramsey will not vote for the agreement.

Attorney Chale suggested that formal approval be done by the next week

On a motion of Supervisor Blum Bump, seconded by Councilwoman Crane, move to adjourn the meeting at 10:40 p.m.

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

Respectfully submitted,

Susan McCann, Town Clerk