

RED HOOK TOWN BOARD MEETING

June 28, 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
Deputy Town Clerk Claire Horst

Also Present: Deputy Supervisor William O'Neill
Michelle Greig, Greenplan
John Clark, Greenplan
Brent Kovalchik
Brenda Cagle, CAC Chair
Susan Ellis, CAC
Amy Dubin, St. Margaret's Committee
Paula Schoonmaker, St. Margaret's Committee
Harry Colgan

Absent: Town Clerk Sue McCann

Supervisor Blum Bump opened the meeting by introducing Deputy Supervisor Bill O'Neill who turned the meeting over to Michelle Greig of Greenplan.

DISCUSSION REGARDING THE PROPOSED ZONING LEGISLATION (LOCAL LAW 2007)

Michelle Greig, with input from Brent Kovalchik and John Clark, and the Board discussed pages 46 to 56 of the Centers and Greenspaces progress report from the Intermunicipal Task Force. There were minor changes to be made and Michelle will make the revisions and resubmit them to the Board for further discussion. John Clark passed out a copy of a sketch with a sample boundary and lot line which borders a residential buffer. He explained that by keeping the development north and east of Hannaford and not going south, the Town would prevent a linear strip along the Gateway.

JULY MEETING DATES

Supervisor Blum Bump discussed July's meeting dates with the Board. The dates were set as follows: July 9, July 10, July 17, July 19 and July 25. Michelle Greig will present the revisions to the TND in time for the July 9th meeting.

ST. MARGARET'S

Paula Schoonmaker of the St. Margaret's Home Committee handed out copies of a progress report, an activity report from Mill Street Loft and an Occupancy Agreement. The work on St. Margaret's home is moving along. Cleanup has been accomplished. The plumbing will cost \$1,950.00 and will be completed by Friday, July 6, 2007 by Pro Services plumbers. Doug Strawinski will coordinate hooking up electricity to the new pump and hot water heater. Regarding the budget, the cost of the work so far and the cost of the anticipated work is within the agreed upon budget. Paula Schoonmaker presented a letter from architect Peter Sweeney stating that a ramp for ADA accessibility is not feasible at this time, and another letter from Mr. Todd Baright giving permission to park in the Hardscrabble lot. She will speak to someone at the M&T Bank to see if they will allow parking in their lot on Sundays. The contract was signed by Mill Street Loft. She believes that Victor Cornelius is on track to meet the application deadline for the grant.

Amy Dubin reported that Chris Gilbert volunteered and did the roof repairs. She suggested a letter of thanks to Mr. Gilbert. Amy Dubin told the Board that Mill Street Loft has a very professional artist's portfolio and wants this to be a collaborative arts effort. As far as signage, she would prefer to see banners along the sides of the columns in front of the home. She'd like to keep the banners simple stating that it is a collaborative gallery art school and possibly have wording thanking Hannaford. Mill Street Loft has an opening date on their calendar of July 26, 2007 and would like to be in on by July 9, 2007. Amy sent Mill Street Loft the last contract.

Lisa Pullaro asked if it was the contract that Attorney Chale sent late last Thursday night. There was a slight change in wording in the new contract regarding the electric bills. The change was on page 3, section 6 C of the Occupancy Agreement. The Board reviewed the document. Discussion arose regarding ADA compliancy. Amy Dubin referred to the letter from architect Peter Sweeney explaining that the building doesn't have to be modified because it will compromise its historic character.

Councilman Ramsey would like to see a copy of a waiver if one exists, he would like more than a letter from an architect.

Linda Keeling explained that according to Title II, programs have to be accessible to everyone.

Supervisor Blum Bump will ask Attorney Chale to look into whether or not a letter is needed regarding an exception to the ADA requirements.

Councilwoman Crane asked about setting up a temporary ramp to meet the standards.

Amy Dubin explained that even if there was a ramp, the bathrooms are not accessible.

Councilwoman Crane suggested checking with Taconic Resources regarding equipment.

Supervisor Blum Bump is concerned if we wait we won't meet the deadline.

Councilwoman Pullaro would like a written statement saying that we are absolved from fulfilling the ADA requirement.

Supervisor Blum Bump will call Attorney Chale's office to clarify the ADA issue.

RESOLUTION 2007 #90

RE: AUTHORIZING SUPERVISOR MARIROSE BLUM BUMP TO SIGN THE OCCUPANCY AGREEMENT DOCUMENT BETWEEN THE TOWN OF RED HOOK AND MILL STREET LOFT

On a motion of Councilman James Ross, seconded by Councilwoman Sue Crane, move to authorize the Supervisor to sign the agreement.

Adopted	Ayes	3	Blum Bump, Ross, Crane
	Nays	2	Ramsey, Pullaro

Councilman Ross suggested asking Code Enforcement Officer Steve Cole and Building Inspector Bob Fennell to meet with Doug Strawinski regarding the access issue.

Amy Dubin explained that it is important to get going on this for the grant. It is for public use, and then we can address the issues of ADA. She also suggested establishing a not for profit for St. Margaret's to raise funds.

Linda Keeling suggested contacting the Egbert Benson Historical Society, because they are already a not for profit and have a 501C3. The Egbert Benson Society could keep a separate account for St. Margaret's Home.

On a motion of Councilman Ramsey, seconded by Councilman Ross, move to adjourn the meeting at 11:00 p.m.

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

Respectfully submitted,

Claire W. Horst, Deputy Town Clerk