

TOWN OF RED HOOK BOARD MEETING
July 17, 2007

A workshop meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened in public session 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 Susan McCann

Also present: Attorney for the Town, Christine Chale
Deputy Supervisor William O'Neill
Michelle Greig, Greenplan

Supervisor Blum Bump welcomed everyone to the workshop. She made the following two announcements:

- There is still time to vote for LOSAP for volunteer firefighters at the Village Hall in Red Hook and in the Village of Tivoli at Watts DePeyster Hall. Voting closes at 9:00 p.m.
- On August 14, 2007 there will be a presentation by Jack Christman regarding the Energy Star Program and NYSERDA

AWARD CONNECTOR ROAD BIDS

Attorney Chale introduced John Komsa from Morris Associates. She referred to a copy of the bid summary. Attorney Chale informed the Board that the low bidder was Blacktop Maintenance Corporation. Their base bid total was \$139,917.50. The add alternate for paving was \$15,250.00, the add alternate for conduits was \$11,220.00, and rock removal allowance is \$250.00 per cubic yard. The engineers recommended approval of the low bid. There were nine bids received. The discussion for the Board in awarding the bid is whether to award one or both of the alternates available.

Councilman Ramsey asked Attorney Chale to go over the alternates.

John Komsa of Morris Associates explained that alternate 1 for project road "A" includes 610 lineal feet of concrete curbing. It included one driveway cut for access to the Town Highway Garage and two driveway cuts for the Town Recycling Center. The total lineal feet of drop curb for driveway cuts is 100 feet. Driveway cut locations will be determined at the time of construction and in coordination with the Town of Red Hook Highway Superintendent and Engineer. Add alternate 2 for project area road "A" and "B" is for 935 lineal feet of 1 ½ inch schedule 80 PVC electrical conduit for future street lighting as shown on the contract drawings.

Supervisor Blum Bump asked Business Manager Deborah Marks what the balance of the grant money is. Right now there are no bills and we have available from the first grant, \$45,744.04 and from the second grant we have \$150,000.

Attorney Chale informed the Board that in the update from Pete Setaro dated June 7, 2007, he estimated about \$5,000 to complete the documents, \$10,000 for construction services, and \$5,000 for the official Town map. She assumes we would have to set aside that \$20,000 from the amount available.

Supervisor Blum Bump said it's possible to have the base bid and both alternates with a little money left over.

Attorney Chale told the Board that Pete Setaro, Morris Associates, feels we should go with the base bid and add alternate 2.

Councilman Ramsey is concerned about the curbing costs. The curbing was a lower priority by Morris Associates. He told the Board that Highway Superintendent Wayne Hildenbrand looked at these bids and he is very happy with them. He's dealt with Blacktop Maintenance Corporation before.

Supervisor Blum Bump said we thought we wouldn't have enough money but as it turns out we have a good low bidder who is reputable.

RESOLUTION 2007 # 100

RE: AUTHORIZING THE AWARDING OF BID FOR THE RED HOOK CONNECTOR ROAD PROJECTS

On a motion of Supervisor Marirose Blum Bump, seconded by Councilwoman Sue Crane, move to award the lowest bidder the base bid plus the two additional bids.

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

John Komsa, Morris Associates, told the Board that the completion date of the project will be sixty days from the starting date.

Supervisor Blum Bump explained to the public that this the Community Development Block Grant from 2005 and 2006. It is for the construction of a road that will eventually run from Hannaford Road out to Route 199. She thanked John Komsa for attending the meeting.

PRELIMINARY PRESENTATION OF A POSSIBLE 100 UNIT HOUSING DEVELOPMENT/CONFERENCE CENTER/HOTEL SOUTH OF HANNAFORD ROAD

Doug Moat, Chairman of the Economic Development Committee, explained that over the last several years we have looked at a number of economic issues that affect this community. One of the most critical is that about 96% of all our taxes are paid by residents of this community. While some of the problems related to that may be attributable to policies coming out of Albany, none the less it seems wise to look at other opportunities. One of those opportunities is to expand commercial space. He then introduced Mr. Sandy Zimmerman a developer from Lauter Partners.

Mr. Zimmerman went on to give a preliminary presentation. Their mission is to develop residential communities dedicated to lifelong learning, or intergenerational communities. He is developing an intergenerational program in Hyde Park which he plans on living in himself. It's located on Route 9 and St. Andrews Road. He's been involved with a program called Oasis for over twenty five years. It's a program geared toward Seniors to include full educational opportunities, from having computers to positive health programs, to performing arts. We develop the program in coordination with a university or college and get the professors to teach the courses. We are in 26 cities with over 340,000 members. The program is open to those 50 years old and older. Mr. Zimmerman presented a sketch of the idea for the area on Route 9 by Hannaford. It included a hotel conference center, medical offices and a few retail shops. Also included in the sketch was a living area with houses, apartments, green space, a club house for residents use, a restaurant and an Oasis education center totaling about 3,000 square feet. It would accommodate about 150 people and could be used for lectures and conferences. It would also include about a 10 or 12 station computer center. They are very flexible. They have some centers with more rentals, some homes. In Hyde Park they have a hotel, spa, medical center, assisted living, as well as estate and town homes. His plan for Red Hook is a little smaller. His sketch had homes with alley ways so that garages were in the back. He explained the area of medical offices and retail space and hopes to have some apartments over them to attract younger people. They would dedicate some of the project for affordable housing. If he feels the willingness to go ahead they would create focus groups to try to fit the proposal into the community. Basically it is for seniors who might want to downsize. The property would be maintained for residents. A big motivation would be to have Bard College interested in this project. It would be the first thing on his agenda. Oasis is strong in performing arts which is right down Bard's alley. They would need it to help support the hotel and conference center. The proposed hotel would be 80 rooms and the conference center is proposed to be about 15,000 square feet. We would do a study to see what the need would be. The Oasis community center would also be available. In total the proposal is for about 25 apartments over the stores, 104

town homes around the circle, and 27 single family homes. The town homes and single family homes are geared more towards seniors. The apartments would be more for younger adults. In the state of New York, you can get certain benefits if you identify this as a senior community and restrict the age to 55 and above. Oasis is 50 and above and that is their target. The town houses and homes are 2 bedrooms and a den. They are very flexible and have other designs. They tried to be sensitive to having a lot of green space not only in the center, but also along the road. Senior citizens like younger people around, but the target is seniors for the Oasis program. They do focus groups so they make sure the program fits into the community. In Hyde park they are working with Bard, The Culinary Institute and Marist College. The Lauter Company is the developer, but they use the Oasis program. The retail/office space would be about 30,000 square feet. Northern Dutchess Hospital would like to locate some of their doctors in the development.

Councilman Ramsey asked if it is all taxable.

Mr. Zimmerman answered this is all taxable, there is no non-profit in this proposal.

Councilwoman Crane asked if they gave consideration to their sewer treatment center.

Mr. Zimmerman answered that he is truly experienced in cooperating and will be participating in that. They are working with a similar issue in Hyde Park. He has not yet looked at the water issue, but if Hannaford is there it can be done. If the community wants a conference center and hotel, he would like to be part of that. He thinks we can find a way to do it.

Supervisor Blum Bump stated that we have been working on planned growth and this would fit into many of the ideas with what we've been discussing. She then opened the opportunity for questions.

Ed Blundell would like Mr. Zimmerman to visit the Village officials. They meet the first Monday of the month.

Michelle Greig, Planning Consultant for the Town, asked the cost of the units. There is talk about the need for affordable housing in Red Hook and Mr. Zimmerman talked about some of the units being affordable.

Mr. Zimmerman answered there is a method to figure out the affordable price. Other units will be in the \$300,000 to \$400,000 price range. There will also be some rentals. Mr. Zimmerman told Michelle Greig that it wouldn't impact the school.

Harry Colgan from the Intermunicipal Task Force asked if Mr. Zimmerman would consider looking at something that would overlay their proposal.

Mr. Zimmerman would not want to buy certain pieces and put it together. They generally get a piece and build the village.

Deputy Supervisor Bill O'Neill of the Intermunicipal Task Force told Mr. Zimmerman that the Task Force is working on the development of that certain area. He asked Mr. Zimmerman to go the Task Force with the proposal so they can all look at it and discuss it.

Mr. Zimmerman is willing to go to a Task Force meeting if they recognize the fact that this is not a plan he is proposing. It has to be refined. He just wanted to give the Board an idea of the density.

PRIVILEGE OF THE FLOOR

Supervisor Blum Bump opened a short public comment period.

A resident asked what the present zoning is in residential districts.

Michelle Greig answered three acres.

Marge Roberts asked if Oasis is the same education group that gives classes in Albany and New York City.

Mr. Zimmerman answered yes. He started Oasis 26 years ago. Lauter is a development company. It is his company.

Marge Roberts then asked if Mr. Zimmerman incorporates things like solar and feng shui.

Mr. Zimmerman answered yes.

Frank Knobloch thinks the school district should be invited to a presentation. The school is very interested in enrollment and school taxes and residential house that support schools.

Mr. Zimmerman reminded Mr. Knobloch that this is a targeted community and he will explain that to the schools.

Rosemarie Zengen, Save Our Town Committee, asked Mr. Zimmerman how he selected Red Hook.

Mr. Zimmerman was invited by Bard College. He was talking to them about a hotel and since he lives in the area he took an interest in the community and thought it would be a nice thing to do.

Rosemarie Zengen asked if it might have a negative effect on the Village.

Mr. Zimmerman thinks it will be a positive thing for the area.

Rosemarie Zengen said with everything proposed, it seems to her to be a village in itself.

Mr. Zimmerman answered it is a village.

Lenore Nemith asked where else they've built other than in Hyde Park.

Mr. Zimmerman answered that one is in Albany as part of the university. That one has more students.

Tom Mansfield asked about the plans for the units. If the Town came back and said it is a great idea, how does Mr. Zimmerman look at the bottom line? If they couldn't make a profit would they still work on the project? How do you decide the bottom line?

Mr. Zimmerman answered that they wouldn't do it if they wouldn't see a profit. We look at the land to see if it is livable and if it would be a nice village, and if it could balance out a hotel. They would take a shot at it. If there is not enough density, then a hotel wouldn't be a profit maker in itself. If economically he finds it won't work, he wouldn't build a hotel.

Susan Elias...she is interested in culture but she is concerned that this is cookie cutter housing. Why a hotel? She is very uncomfortable about this whole proposal. She doesn't think Mr. Zimmerman is being specific. She hopes that the people in this town in a democratic way have a chance to respond to this project.

Supervisor Blum Bump told Ms. Elias that it is just conceptual at this point. She thanked everyone for their comments.

The Board took a two minute break.

The meeting resumed with the next item on the agenda.

PROPOSED LOCAL LAW

Supervisor Blum Bump read that this Local Law shall amend the Town of Red Hook Zoning Law. She welcomed Michelle Greig of Greenplan, and Deputy Supervisor Bill O'Neill from the Intermunicipal Task Force.

Michelle Greig continued with the Traditional Neighborhood District revisions (pg. 28 of Green Spaces plan) that she presented to the Board at the previous meeting. The Board continued comparing the corrections from the amended plan. Michelle explained that the purpose of the section they are reviewing is to provide guidance to the Planning Board and the ZBA. The Board went on to review the changes to the Office/Industrial District. Michelle wants to review

the civic spaces section with Attorney Chale to see how it would fit in with the recreation requirements.

Michelle will accept the revisions the Board is okay with and hopes to be able to finish presenting the revisions soon.

ST. MARGARET'S HOME

Paula Schoonmaker from St. Margaret's Task Force told the Board that she and Amy Dubin took Todd Petit and Carol Wolf from Mill Street Loft on a tour around the building. They are planning their classes and there will be an opening for the gallery on July 26, 2007. Everything is working, the water passed the test and she asked for clarification of signage. She would like direction regarding wording of the signs.

Attorney Chale explained the concept is that the Town is not sponsoring the Mill Street Loft, the Town is making the historic building available.

Paula Schoonmaker suggested the wording be more like Mill Street Art Program at Historic St. Margaret's. Mill Street Loft will be sending invitations to the opening. The Board agreed with the wording for the signs.

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

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

Respectfully submitted,

Sue McCann, Town Clerk