

**RED HOOK TOWN BOARD MEETING**

**August 7, 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 7:30 p.m.

Present: Supervisor Marirose Blum Bump  
Councilwoman Sue Crane  
Councilman Harold Ramsey  
Councilwoman Lisa Pullaro  
Town Clerk Sue McCann  
Absent: Councilman James Ross  
Also Present: Attorney for the Town Christine Chale  
Deputy Supervisor William O'Neill

Supervisor Blum Bump welcomed everyone to the meeting and read the notice regarding the Department of Environmental Conservation Notice of Legislative Public Hearing and Issues Conference. A legislative hearing to receive unsworn statements will be held on August 14, 2007 at 7:00 p.m. in the Milan Town Hall. A pre-adjudicatory hearing Issues Conference will be held at the Milan Town Hall beginning at 10:00 a.m. on August 15, 2007 and continuing the next day if necessary.

**RESOLUTION 2007 #101**

**RE: AUTHORIZING THE AWARD OF BID FOR HOT MIX ASPHALT CONCRETE PAVING FOR STARBARRACK ROAD, FELLER-NEWMARK ROAD AND CRESTWOOD DRIVE**

On a motion of Councilman Harold Ramsey, seconded by Councilwoman Sue Crane, move to accept the bid of A. Collarusso and Son, Inc. for hot mix asphalt concrete paving.

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

Copy Attached

**PETER FAIRWEATHER OF FAIRWEATHER CONSULTING REGARDING THE FISCAL IMPACT ANALYSIS STUDY**

Peter Fairweather of Fairweather Consulting presented a follow up analysis of a sewer system implementation for the Centers and Greenspaces proposals of the Intermunicipal Task Force. He gave a quick review of the analysis regarding net gain or loss in annual tax revenue at build out for each scenario. Regarding paying for the sewer infrastructure he gave a comparison of the return on existing zoning versus the incentive system. The developer may have the incentive to build the sewer infrastructure if they can earn a reasonable return on almost all of the potential development allowed under the incentive zoning option. He presented a chart explaining the impact to developer's net profit under incentive zoning as a function of profit margin and percentage of sewer costs covered by non-local sources such as grants. Mr. Fairweather explained that in order for this incentive to be attractive certain conditions should be in place. One is that a single developer undertakes all or most of the development in the North and South Broadway areas, or a coordinated set of developers do so, each for their own portion of the project. The question then arises whether the project can be segmented so no one developer has to bear the cost of the entire project. Another condition would be that development takes place under a process that minimizes the amount of time that a developer must "carry" the project before constructing and selling the units. The municipality should make investments to insure a fast-track approval process (e.g., engineering studies, generic environmental impact statement, etc.) Another example would be if the municipality(ies) bonded \$5 million for the central plant and associated work, leaving the remaining \$9 million to be absorbed by the developer(s). Other conditions include a high volume, robust real estate market that exists to provide the developer with the confidence that new units are likely to be sold quickly, minimizing the developer's risks involved in carrying the property through the development process. The developer (& municipality) has an exit strategy in case the units do not sell as quickly and/or for the price initially anticipated. In conclusion, given the nature of the current housing market, there is little

short-term risk of this plan (or any alternative plan) overwhelming the local systems with large amounts of growth in a short time. The greater danger is that there won't be any projects large enough to be able to cover the costs of the infrastructure as part of development. Under such a situation, South Broadway could develop as a low-density area with no incentives being used, providing no revenues to purchase development rights in the "Greenspaces" areas. Questions that arise are whether the sewer installation can be broken up into segments, if development sites can be pre-approved/fast tracked, what, if any, are potential sources of grants funding for this project and are there any institutional partners that could share in the costs and benefits of this project.

Councilwoman Crane asked if there is grant money available.

Mr. Fairweather responded that there are not as many as there used to be.

Supervisor Blum Bump, in regard to affordable housing, explained that it is calculated under government terms.

Councilwoman Crane is concerned that much can't be predicted and that it is risky. We can put policies in place though.

County Legislator Dave Seymour feels we should wait until Thursday night for the sewer feasibility study which will help answer questions.

Peter Fairweather will e-mail the affordable housing numbers. His e-mail address is [pfairweather@fairweatherconsulting.com](mailto:pfairweather@fairweatherconsulting.com)

Deputy Supervisor O'Neill of the Intermunicipal Task Force told the Board that a representative is looking into a location of a plant. The task force has looked at some options and there are pros and cons to each one. We'd have to set up a green space plan then pursue our project. The Village is looking for a decision on location. They didn't envision having sewers for all the residential units, but strictly for the new developments. We are channeling the growth area on smaller lots.

#### **LOCAL LAW NO. 2, 2007**

Attorney Chale recommends readopting the resolution because of typing errors in the original in which the penalties area was omitted. She presented a clean copy.

#### **RESOLUTION 2007 #102**

**RE: AUTHORIZING THE ADOPTION BY THE TOWN BOARD OF THE TOWN OF RED HOOK OF LOCAL LAW NO. 2 OF 2007**

On a motion of Supervisor Marirose Blum Bump, seconded by Councilman Harold Ramsey, moved to approve the adoption of a corrected form of Local Law No. 2 to correct an unintentional omission.

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

Copy Attached

#### **CONSERVATION EASEMENT**

Attorney Chale presented a draft for discussion regarding the Conservation Easement between JAMS and the Town of Red Hook.

#### **RECREATION PARK MAP TO BE PRESENTED TO PLANNING BOARD**

Attorney Chale referred to a map of future Recreation Park fields. It will go before the Planning Board at the August 20, 2007 meeting.

**PURCHASE OF DEVELOPMENT RIGHTS**

On a motion of Supervisor Blum Bump moves to set a Public Hearing for September 4<sup>th</sup>, 2007 at 7:30 p.m. – motion was not seconded.

Motion tabled – wait for Robert McKeon to check with the applicants.

Deputy Supervisor Bill O’Neill asked if he should make different arrangements for the meeting on Thursday night, possibly the Firehouse.

**REGARDING THE APPOINTMENT OF THE ASSESSOR**

The Board will discuss when all Board members are present.

**CENTRAL HUDSON EMERGENCY CONTACT**

Supervisor Blum Bump referred to a letter from Central Hudson asking for an emergency contact.

On a motion of Supervisor Blum Bump, seconded by Councilwoman Crane, move to make the Supervisor the primary and the Town Clerk the secondary contact person for Central Hudson in case of an emergency.

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

**STAGE FUND**

Supervisor Blum Bump feels that since the owner of the stage is the Village, the Village should send us the proposal rather than a private individual. No action will be taken until we hear from them.

On a motion of Supervisor Blum Bump, seconded by Councilman Ramsey, move to adjourn the meeting at 9:15 p.m.

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

Respectfully submitted,

Susan McCann, Town Clerk