

TOWN OF RED HOOK BOARD MEETING
August 16, 2007

CALL TO ORDER

A special 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 7:05 p.m.

Present: Supervisor Marirose Blum Bump
Councilman James Ross 7:25 pm
Councilwoman Sue Crane 7:10 pm
Councilman Harold Ramsey
Councilwoman Lisa Pullaro
Deputy Town Clerk Claire Horst
Also Present: Michelle Greig, Greenplan
John Clarke, Dutchess County Planning

Supervisor Blum Bump opened the workshop to continue the discussion of the proposed local law of 2007. She welcomed everyone to the meeting.

DISCUSSION REGARDING PROPOSED LOCAL LAW

Michelle Greig of Greenplan handed out a copy of the changes to the conservation subdivision section (pgs. 8 & 18). The changes clarify questions regarding permitted uses in open space. She also brought the policy guide from the American Planning Association. It's a summary of some of the critical issues and recommendations for agricultural preservation. Michelle referred to a map of Red Hook's agricultural soils, both prime and of state wide importance. She compared them to a prime agricultural soils map in Hyde Park to show how rich the local soil is and why Red Hook is considered the "breadbasket". Michelle and the Board continued to discuss the amendments to the zoning regarding the Agricultural Business District. They reviewed the findings and purpose section of the Centers and Greenspace Plan. Page 6 of the report was discussed. The Ag Committee, using GIS, reviewed almost every property in the Town to evaluate which ones have the resources that are consistent with the comprehensive plan. They identified which properties in the Town should be included in the Agricultural Business District. They then reviewed their work with the Task Force and revised it again based on the their input.

Robert McKeon referred to a draft map he prepared for the Board of currently active farmland.

Beth Mead explained some areas of the map to the Board.

Robert McKeon explained different colored sections of the draft map he prepared. The County's map will be more exact. Robert pointed out that it is not a good factor to use whether or not a property is currently having an agricultural assessment because what we are trying to do is protect the resources.

Supervisor Blum Bump referred to an area along the Hudson River that Hudson River Heritage is mapping and putting together. They see this as the beginning of an inter-municipal effort of how to treat that property.

The Board continued to discuss the Agricultural Business District, lands with agricultural assessments, and lands that are tax exempt.

Robert McKeon passed out an article written by Deborah Bowers who is a leading expert in agricultural zoning. Mr. McKeon summarized the article saying that communities in effect may be wasting their PDR money because they are buying development rights in a haphazard manner. The article goes on to explain effective protection of agriculture. Mr. McKeon explained that his committee reviewed agricultural lands, parcel by parcel, and they recommend a region, a district, the amount and type of development allowed, and how adjoining lands are critical to long term survival of the land and the industry.

Councilwoman Crane explained that what the Board is trying to do is sort out the “why’s” of people who have been included and the “why-not’s”. The Lerrick property is one example. She asked why some fairly significantly large lots were not included.

Mr. McKeon answered they are included.

Councilwoman Crane finds it hard to accept that a property doing farming, sitting in agricultural assessment with over 200 acres of prime soil is not included. It does not seem to be fair and she takes exception to that.

Michelle Greig said the map seems to indicate it has some state wide important soils, but does not have prime soil.

Councilman Ross answered there are no prime soils west of Route 9G except for Woods Rd. in Tivoli.

Robert McKeon explained the Hudson River properties were not put in because the Ag Committee thought those properties should be a separate district. If the Board wants to include them in the Ag District, then include them.

Michelle Greig answered if one property is put back in, the others should too. The thinking was that would be a separate zoning district.

Councilman Ross feels the best way to protect the resources is to say our Ag Business District is going to be decided based on the agricultural assessment exempt properties.

Michelle Greig warned that to justify it you have to use more than one criteria.

Councilwoman Crane, again, has a hard time with the 200 acres of farmable land along the river being left out. What are the benefits or negatives of being included or excluded?

Robert McKeon thought there would be in a separate designation for the riverfront properties. The properties on the proposed map qualify according to the Ag Committee’s criteria. If the Board wants, they will go back and review the properties and confirm that they meet the criteria.

Supervisor Blum Bump said there is regional planning going on regarding 19 miles along the river. HRH had a preliminary map and they were going to come up with some recommendations.

Michelle explained that you can only be located in one zoning district so the proposal was to have distinct districts, an Agricultural Business District and a riverfront property district, unless you have an overlay district.

Mr. McKeon explained that what is being proposed in the Ag Business District is called an area based sliding scale zoning. It addresses density.

The Board continued to discuss the zoning proposals regarding the Agricultural Business District and PDR’s.

Michelle Greig explained that the incentive zoning program is just creating another funding stream for the purchase of development rights. It gives landowners options.

Councilman Ramsey’s concern is if nobody wants to build and everybody wants to sell their development rights, where do we stand? Where does the money come from?

Councilwoman Crane said assume that we have a million dollars and a farmer wants to sell a million dollars worth. How do we receive his value? What mechanism do we have in order to monitor and manage this bank? She is mystified by the management of the accounts.

Michelle Greig explained that whoever is administering the CPA fund can be administer this program as well.

Councilman Ramsey asked if a developer comes in and buys a density chit, is there is a single charge for every density chit.

Michelle answered yes, if they pay cash it is recommended that they pay a set fee. It should be done through an appraisal and should be updated every two years.

Councilwoman Crane brought up pg. 23, “special uses” section in the Centers and Greenspace Plan.

The Board discussed special uses in the Ag Business District and will continue the discussion at the next meeting.

Supervisor Blum Bump thanked Michelle Greig, Bill O’Neill and John Clarke.

Supervisor Blum Bump asked for authorization to electronically pay New York State withholding tax from the Town of Red Hook’s payroll account.

On a motion of Supervisor Blum Bump, seconded by Councilman Ramsey, move to authorize to electronically pay New York State withholding tax from the Town’s payroll account.

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

Councilman Ross would like to see a complete copy with the amendments of the Centers and Greenspace Plan.

Supervisor Blum Bump announced that the Board will have to discuss appointing another PANDA alternate, and recommended Sue Simon. The President of the PANDA Board will interview the person.

On a motion of Supervisor Blum Bump, seconded by Councilman Ross, move to adjourn the meeting at 9:35 p.m.

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

Respectfully submitted,

Claire Horst, Deputy Town Clerk