

## TOWN OF RED HOOK BOARD MEETING

August 23, 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 7:20 p.m.

Present: Supervisor Marirose Blum Bump  
Councilman James Ross  
Councilman Harold Ramsey  
Town Clerk Sue McCann  
Absent: Councilwoman Sue Crane  
Councilwoman Lisa Pullaro  
Also Present: Attorney for the Town Christine Chale (7:55 pm – 8:45 pm)  
Michelle Greig, Greenplan  
Ted Fink, Greenplan

Supervisor Blum Bump welcomed everyone and announced that they would be discussing the proposed Local Law 2007, and the phasing of development. She welcomed Michelle Greig, Harry Colgan and Ted Fink.

Michelle Greig went over the list of outstanding issues. They included phasing in the traditional neighborhood district, whether or not to include that entire one parcel in the office industrial area, what the setbacks should be, how incentive zoning will be administered, and the idea of whether or not town homes should be permitted in the conservation subdivision outlining areas. The Task Force recommended that in the office industrial area that parcel should be included. The Board discussed the zoning line/boundary line in the southern area of the office industrial. Michelle explained that when they do the environmental review they will do a simulation showing everything to give a clear idea in order to make a decision. An alternative can always be used. Regarding the issue of the setbacks, an architect suggested a line be drawn from an angle and extend it. The higher the building, the further back the setback would be based on that angle.

Councilman Ross thought the setback was already decided.

Ted Fink has good examples of zoning language regarding proportions between setbacks and building heights.

Supervisor Blum Bump asked Paula Schoonmaker of the St. Margaret's Home Committee to explain a situation regarding a dead tree on Route 9 on the right-of-way. Paula told the Board that Highway Superintendent Wayne Hildenbrand gave her a name of someone to remove the tree, but she needs the Board's approval to call the DOT to ask them to remove it.

On a motion of Supervisor Blum Bump, seconded by Councilman Ross, move to approve the removal of the dead tree at St. Margaret's Home.

Adopted	Ayes	3	Blum Bump, Ross, Ramsey
	Nays	0	
	Absent	2	Crane, Pullaro

Michelle Greig moved on to the project phasing section in the Traditional Neighborhood District on pages 35 and 36 of the Centers and Greenspace Plan.

Ted Fink explained the project phasing. It gives the Planning Board the authority to be able to review, through the SEQR process, the units and what would be considered appropriate phasing for the units during the year. The study can help control the building permit process.

Councilman Ramsey asked how we control anything if we don't deal with the developer. What if a person buys 80 acres and sells them off one at a time, how do we control it?

Supervisor Blum Bump answered although possible, it's highly improbable, because if someone buys up that much land to divide, they're going to want to make the maximum profit.

Michelle Greig explained that whenever anyone wants to subdivide, it has to go to the Planning Board for review.

Ted Fink referred to page 45 of the Centers and Greenspace Plan regarding the language pertaining to development within the TND, then referred to Table 2 on page 46 referring to setbacks and coverage.

Councilman Ramsey had questions regarding incentive zoning setbacks.

Ted Fink suggested they get together with John Clarke of DC Planning and come up with a graphic to explain the overall concept.

Councilman Ramsey is concerned about so many homes coming in that would create the need for an additional school, and in turn increasing school taxes.

Councilman Ross' concern is that with all these demands, no developer would be able to build what they consider affordable housing.

Supervisor Blum Bump doesn't hear developers being upset about the standards and thinks we're creating an issue where they will say, just tell us what you want and we'll do it.

Michelle Greig addressed affordable housing. There are a handful of things to decide. A minimum of 10% of affordable use might be required in any subdivision of 10 lots or more. The criteria for people living in the affordable housing have to be defined.

Attorney Chale suggested putting together a couple of models in order to see what some of the issues are.

Councilman Ross would like to see incentives so developers can be encouraged to develop the way the Town wants.

Michelle Greig went on to address any issues the Board might have about incentive zoning. She explained the benefits to the community by creating incentives. She referred to and discussed the limited development options on page 25 of the Centers and Greenspace Plan.

Michelle and Ted Finke will create an illustration of examples for affordable housing.

Michelle summed up the amendments she'll work on. She explained that this will all be discussed in the EIF. There is a formal process involved which will take at least a year.

Supervisor Blum Bump thanked Ted Fink, Michelle Greig and Harry Colgan for attending the meeting.

On a motion of Supervisor Blum Bump, seconded by Councilman Ross, move to adjourn the meeting at 9:42 p.m.

Adopted	Ayes	3	Blum Bump, Ross, Ramsey
	Nays	0	
	Absent	2	Crane, Pullaro

Respectfully submitted,

Susan McCann, Town Clerk