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TRANSCRIPT OF PROCEEDINGS OF THE PUBLIC HEARING
ON THE PROPOSED COMPREHENSIVE PLAN AMENDMENTS
AND THE DRAFT GENERIC ENVIRONMENTAL STATEMENT
ON PROPOSED AMENDMENTS TO THE TOWN OF RED HOOK
ZONING LAW, SUBDIVISION LAW AND COMPREHENSIVE PLAN
TO IMPLEMENT THE CENTERS AND GREENSPACE PLAN

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DATED: June 10, 2010
Red Hook, New York
7:30 p.m. - 9:03 p.m.
Donna M. wells, Court Reporter

MINUTES
OF
PUBLIC HEARINGS

Mary T. Babiarz Court Reporting Service, Inc.
(845) 471-2511

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APPEARANCES:

TOWN OF RED HOOK TOWN BOARD
Sue Crane, Town Supervisor
Susan McCann, Town Clerk
Micki Strawinski
Harry P. Colgan
William T. O'Neill
James M. Ross

RAPPART, MEYERS, WHITBECK
SHAW & RODENHAUSEN, LLP
Attorneys for Town of Red Hook
35 Main Street, Suite 541
Poughkeepsie, New York 12601
BY: CHRISTINE M. CHALE, ESQ.
VICTORIA PALADINO, ESQ.

Greenplan, INC.
Environment Planners
302 Pells Road
Rhinebeck, New York 12572
BY: MICHELE GREIG, SENIOR PLANNER

SPEAKERS:

Sheryl Griffith
John Douglas
Linda Keeling
Jeff Anzevino
Vicky Perry
Douglas Moat
Marcy Appell
Susan Mora
Paul Fredericks
Chris Klose
Beth Jones
Robert McKeon
Richard Biezynski
Ken Migliorelli
Neil Alexander

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THE SUPERVISOR:

It is now 7:30 and we will open the Town Board meeting. Please take your seats. Good evening everyone. I know there will be people filing in as they can. It's a busy week for everybody and we're delighted to see people here. Thank you for coming. This is a special Town Board meeting, June 10, 2010, and it is our task tonight to review the DGEIS, the Generic Environmental Impact Statement, and we will be having a presentation from our planner. As you know, Town consultants have prepared the documents that we will be discussing tonight. Before we start please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited by all in attendance.)

So we'll declare the Town Board meeting officially open. This is the initial public hearing to assure you a full opportunity to citizen participation in the preparation of the proposed Comprehensive Plan amendments.

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2 Thank you for taking the time to be with us
3 tonight. We will have the opportunity to be
4 here again, and I hope you will continue with
5 us in this endeavor. I want to tell you that
6 there are materials that are available at the
7 side door or on my left, your right. Those
8 materials are not prepared by the Town Board.
9 They have been developed by citizens to offer
10 information and there appears to be highlights
11 in the Executive Summary that have not been
12 prepared by the Town Board. I need to just
13 make it clear that it has not been prepared by
14 the Town Board. I would like to introduce to
15 you several people that have been important in
16 this process. First, our consultants, the
17 planning consultants from Green Plan; Ted Fink
18 and Michele Greig who have been the backbone
19 behind the Town Plan. Thank you both for
20 being here. And our Town Attorney, Christine
21 Chale, and with her, Victoria Paladino.
22 Victoria, thank you for being with us, and we
23 have the court reporter. I would like to ask
24 you when it's time for public comments to come
25 to the microphone and to speak clearly. The

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court reporter will make sure that all is

3 recorded tonight so that we can take into
4 consideration everything that is said, so
5 please take your time. Let's be aware of the
6 proper way of handling a public hearing which
7 is to give respect to others and we will give
8 respect to everyone who speaks. The Town
9 Board is looking forward to your comments and
10 we'll begin by the introduction of Michele
11 Greig who will lead us through some comments.
12 Thank you.

13 BY MS. GREIG:

14 Thank you, Sue, and good evening everyone.
15 We're just going to turn the lights off so
16 that it's a little easier to see the slides.
17 I'm going to give a 20 minute presentation of
18 just an overview of the proposed action. For
19 people who are maybe not as familiar with it
20 I'm going to turn this little flashlight on so
21 I can see what my comments are. I'm Michele
22 Greig, and I've been working with the Town
23 Board over the last several years on the
24 proposed amendments to the Zoning Law, the
25 subdivision regulations and the Comprehensive

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2 Plan. I'm going to refer to those amendments
3 tonight as the proposed action just for

4 simplicity sake, and I've also assisted the
5 Board with the preparation of the Draft
6 Generic Environment Impact Statement which is
7 also referred to as the DGEIS. The DGEIS was
8 developed based on the scoping document that
9 the Town Board adopted last spring which
10 itself is based on public scoping sessions and
11 the scoping documents outline all the items
12 that had to be analysed and discussed with the
13 DGEIS. The DGEIS and the proposed amendments
14 are all available. They're available on line
15 at the Town's website, from the clerk, and in
16 the libraries. You can also order a copy if
17 you like from F & M Printing. They have hard
18 copies there and they'll just run one off for
19 you for the cost of printing. The DGEIS
20 analyses the potential impacts of the proposed
21 action and it compares those impacts to the
22 impacts of the existing zoning which is known
23 as the No Action Alternative. In other words,
24 if the Town Board decides not to make any
25 changes to the existing zoning what would the

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2 impacts of that be. So it compares the impact
3 of the proposed existing zoning. It also
4 analyses a number of the alternatives to the

5 proposed actions. Tonight we're going to have
6 two public hearings combined as one; public
7 hearing on the proposed amendments to the
8 Comprehensive Plan, and, two, on the Draft
9 Generic Environmental Impact Statement. The
10 Town Board, of course, will accept comments on
11 the proposed zoning and subdivision
12 amendments. It's pretty difficult to
13 entertain these things for each -- there will
14 be an actual formal public hearing on the
15 zoning and subdivision amendments down the
16 road. So I'm just going to keep it very brief
17 about the proposed actions and give you sort
18 of an overview of some of the highlights of
19 the DGEIS. The purpose of the proposed action
20 is to ensure that as the Town of Red Hook
21 grows it remains a small town rather than
22 being converted into a suburb. So it remains
23 a small town with rural landscapes and new
24 residential neighborhoods that are designed to
25 be consistent with and in keeping with the

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2 walkable village development that you already
3 have in the Village of Red Hook rather than
4 suburban sprawl type development which is
5 still allowed in a lot of areas in the Town.

6 Preparing the amendment was the result of a
7 lot of work. The first thing that people did
8 was they reviewed all the previous planning
9 documents in the Town; the Comprehensive Plan,
10 Open Space Plan and the many, many planning
11 documents. The Town has excellent, excellent
12 planning documents. There's a first rate
13 planning that has been going on in the Town of
14 Red Hook for the last 40 years, so really this
15 project is sort of a natural outgrowth of all
16 the work of all those people some of whom are
17 in the audience tonight. At the time that the
18 Comprehensive Plan was adopted in the early
19 90s it had been very difficult to implement
20 some of the recommendations of the
21 Comprehensive Plan to preserve the Town's
22 small town character. There just were not the
23 zoning tools available at that time such as
24 incentive zoning which was adopted
25 subsequently by the New York State Town Law

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2 which gives you now much more greater
3 flexibility in terms of accomplishing these
4 goals. So this is really a question of
5 standing on the shoulders of giants. The
6 proposal was based on census, public

7 participation process that included hundreds
8 of public meetings, workshops, community
9 forums, meetings with stakeholders, individual
10 landowners, meetings with Town and Village
11 committees and Boards, and throughout the
12 process many changes were made to the
13 document, changes made in response to
14 community comments. The zoning amendment
15 would create two new zoning districts; the
16 Agricultural Business District which you see
17 in this darker green, and the Traditional
18 Neighborhood District which is south of the
19 Village of Red Hook which is approximately
20 between Hannaford Drive north to the Village
21 of Red Hook boundary. The purpose of the
22 Agricultural Business District is to implement
23 the existing goals of the Town's adopted
24 Comprehensive Plan to preserve irreplaceable
25 agricultural soils, to minimize land use

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2 conflicts between farm and non-farm neighbors,
3 and to encourage and promote agriculture as a
4 component of the local economy. The purpose
5 of the Traditional Neighborhood District is to
6 ensure that new development that occurs south
7 of the Village of Red Hook is compatible with

8 and consistent with the character of the
9 existing historic neighborhoods in the village
10 of Red Hook. The T & D, you can see the blow
11 up of up of it here, consists of three sub
12 districts. The office industrial area which
13 is south of Hannaford Drive would permit light
14 industrial uses such as an office and research
15 park, a hotel and conference center, and this
16 district was actually added at the
17 recommendation of the Town's Economic
18 Development Committee. The Town currently has
19 a floating light industrial zone, but that
20 zone has never been landed, so to speak, and
21 the Economic Development Committee recommended
22 that this be added to the proposal in order to
23 enhance the Town's tax base. It would include
24 a 200 foot buffer from the road, a vegetated
25 buffer to screen development on those lands

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2 from views from Route 9 to protect the Town's
3 southern gateway. The commercial center of
4 the Traditional Neighborhood District which is
5 in the red, it's on either side of Route 9, it
6 would allow for mixed use development with all
7 of the features of the traditional main street
8 development, and I'm going to show you a

9 series of slides that show you how a
10 commercial strip similar to what you have in
11 the neighborhood of the Hardscrabble area can
12 be, from the commercial strip can be in filled
13 and retrofitted as a walkable main street
14 environment, and these are slides taken from
15 an actual community like your own that has
16 adopted amendments to its zoning law to allow
17 for this type of walkable main street
18 environment. So you can see, first of all,
19 the existing conditions, and it's sort of a
20 little mix of some buildings closer to the
21 road and in front of other buildings and so
22 on. This community making some public
23 infrastructure improvements similar to what
24 you've been doing in the area of Hardscrabble
25 with installation of the sidewalks they

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2 installed some street trees, and they also
3 amended their zoning to allow the buildings to
4 be built right up against the sidewalk and
5 closer to each other. So those are two
6 critical features to have the buildings close
7 to the sidewalks, close to each other in order
8 to enhance the walkability on that main
9 street. These slides were prepared by a

10 company called Urban Advantage, and you can go
11 to their website. There are over 150 examples
12 on their website of communities like your own
13 that have adopted zoning amendments to allow
14 for this type of main street in fill of
15 suburban areas. The residential neighborhood
16 would have a base zoning of one dwelling unit
17 per acre which is roughly the density that's
18 allowed there at the present time. Developers
19 could enhance the building section in that
20 area so that it would be similar to what you
21 have in the Village of Red Hook now by
22 contributing to dedicated green space funds
23 that could only be used to purchase
24 development rights from farms within the
25 Agricultural Business District. So this is a

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2 mechanism, this refers to a zoning tool called
3 incentive zoning and it's a means of shifting
4 building potential into the centers where it
5 supports the kind of economic development we
6 just looked at in the previous slides rather
7 than having it be spread out over the
8 farmland. The Agricultural Business District
9 would allow landowners, permit them additional
10 business opportunities for their farms, and

11 many of those uses would receive a streamline
12 review process with very minimal site plan
13 review and a requirement for no public
14 hearings. They would also be allowed to sell
15 their development rights at the current zoning
16 level if they chose to. There's no
17 requirement that anybody sell their
18 development rights, but if they wanted to they
19 could sell development rights at the current
20 zoning level, so if the land is currently
21 zoned R1.5 or R3 acres they could sell at that
22 level. If they wanted to develop their
23 property or if they wanted to sell their
24 property to a developer they could develop it
25 at a density, it's called a sliding scale

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2 density. This is the sliding scale and you
3 can see it's based on the parcel size where a
4 parcel that is zero to six acres would be
5 allowed one dwelling unit. A parcel that is
6 six to 20 would be allowed two and so on, and
7 the dwelling units would be located using
8 another zoning tool called conservation
9 subdivision zoning which identifies the
10 natural resource zoning property and locates
11 the development away from those resources and

12 in this particular case it would be used to
13 locate development away from the best
14 agricultural soils on the property and also as
15 far away as possible from neighboring farms to
16 minimize the land use conflicts between farm
17 and non-farm neighbors. As part of the DGEIS
18 analyses we conducted a build out analyses of
19 land in the Town. A build out analyses of the
20 undeveloped and underdeveloped land in the
21 community. It deducts the public land or
22 lands that are under conservation easements,
23 it deducts areas that are really unbuildable
24 like wetlands and surface water, lakes, ponds,
25 streams and so on, and it will also make a

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2 deduction for infrastructure, necessary roads
3 and drainage features, and then you're able to
4 apply the zoning regulations and make a pretty
5 good estimate of how much development would be
6 allowed in the community on the remaining
7 undeveloped land. This map shows you all of
8 the areas that we studied in the Town. You
9 can see that we did not analyze the two
10 villages because it's not part of this action,
11 and we also did not analyze lands that are
12 unlikely to ever be developed such as the Mill

13 Road Elementary School, Bard College over here
14 and we didn't analyze the hamlets because
15 there's not much building potential there.
16 This just shows you the areas that we studied.
17 We basically studied the whole Town as you can
18 see. We broke it up into the various sub
19 study areas. That's the different columns
20 that you see, but it's not showing you any
21 deductions that we made before we calculated
22 the permitted density. So I hope you can read
23 it all right. It shows you the results of the
24 analyses of the build out of the current
25 zoning, the Town's existing Zoning Law, based

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2 on the build out determines would allow for
3 around 3,600 new dwelling units to be
4 constructed in the Town. That's in addition
5 to the dwelling units that are already here.
6 It would be a little bit more than double the
7 Town's existing population. The current
8 population is around 8,500 and this would add
9 another 11,000 or 12,000, residents, and then
10 we compared that to the proposed zoning, and,
11 again, I hope that you can see it, but it
12 shows that under the proposed zoning there
13 would be a reduction in the number of dwelling

14 units that would be permitted down to
15 approximately 1,400 dwelling units, and
16 therefore there would be fewer residents,
17 fewer school age children and so on. One of
18 the things you can notice -- I'm just going to
19 point out a few of the things the DGEIS
20 analyses -- but one of the things you'll
21 notice is that there's a pretty significant
22 reduction in the amount of traffic that would
23 be generated under the proposed action. Under
24 the existing zoning there's potential for
25 another 36,000 vehicle trips on local roads.

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2 Just to give you an idea of how much that is
3 right now, between Hannaford's and the Village
4 light in Red Hook there's about 9,500 vehicle
5 trips per day and under the proposed zoning
6 that would be reduced to about 12,000
7 additional vehicle trips. So there's
8 approximately, I think it was 64 percent
9 reduction in traffic impacts, and also because
10 of the proposed action would reduce the
11 residential build out in the community and
12 also increase the amount of commercial
13 development that would be permitted in the
14 Traditional Neighborhood District. It would

15 also be physically far superior to the
16 existing zoning impacts. And you can see that
17 we ran build out analyses for all of the
18 various alternatives that were studied in the
19 DGEIS and the numbers varied from alternative
20 to alternative, but generally speaking all of
21 the alternatives are similar to the proposed
22 action in that they significantly minimize the
23 potential impacts over the existing zoning.
24 The proposed action is consistent with the
25 vision, the predominant vision of the Town's

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2 Comprehensive Plan and the Town's Open Space
3 Plan which calls for conserving the historic
4 Town and country settlement pattern of Red
5 Hook, and you can see that both of those plans
6 talk about shifting development, encouraging
7 development locations within and adjacent to
8 existing centers rather than dispersing it
9 throughout the community in a sprawl type
10 pattern, and, as I said previously, this is
11 the work of people who have worked in the
12 community of Red Hook for many years
13 developing goals and envisions for the
14 community. The amendments are also consistent
15 with these regional and national plans amongst

16 many other plans. The County has just come
17 out with a new draft Greenway Plan that uses
18 Red Hook as the model for other communities to
19 emulate. It's also consistent with the
20 recommendations of the Dutchess County
21 Agricultural and Farmland Protection Plan and
22 State and also some national recommendations
23 as well. The U.S. Supreme Building
24 Neighborhood Development Rating System has
25 just come out with the rating standards of

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2 their recommendations. And all of these
3 plans, by the way, they're all saying the same
4 thing. They're all saying that you need to
5 enhance economic viability of your village
6 centers while preserving irreplaceable
7 agricultural resources. So the DGEIS is a
8 very long document. Clearly, I can't
9 summarise everything here tonight. I really
10 encourage you to read it in order to become
11 fully informed of the proposal that the Town
12 Board is considering. If you haven't had a
13 chance to read it already don't worry. There
14 are going to be many opportunities to comment.
15 There's going to be a second public hearing on
16 the Comprehensive Plan and a continuation of

17 the public hearing on the DGEIS at sometime in
18 July, and the Town Board will set that date
19 tonight, as I understand. So there will be
20 another opportunity to comment. There will
21 then also be a public hearing on the proposed
22 zoning and subdivision amendment. The Town
23 Board tonight, by the way, is not going to
24 respond to your comments. They're not going
25 to be answering questions. What they're going

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2 to do is listen very carefully to what you
3 have to say. They're going to gather up your
4 comments in the subsequent public hearings and
5 comments that are submitted to the Board in
6 writing, and you can submit your comments to
7 the Board to the Town Clerk, and then they
8 will respond to your comments formally in
9 writing in a document that's known as the
10 Final Generic Environmental Impact Statement,
11 the FGEIS, and you'll be able to review that
12 as well. Subsequent to that the Town Board
13 will adopt what's known as a Findings
14 Statement and that will conclude the SEQRA
15 process and the Board will then be able to
16 take some action. So that's quite a ways down
17 the road, a few months down the road at least.

18 You'll have lots of time to comment. Thank
19 you for your time.

20 THE SUPERVISOR:

21 when you came in you saw that there was a sign
22 up sheet. If you wish to speak tonight please
23 go to the door where there are still sheets
24 for sign up for anyone who wishes to speak
25 tonight. we'll take speakers in order of the

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2 sign up. we will ask you to confine your
3 remarks to about three minutes and after
4 everyone who has signed in and wants to speak
5 has had an opportunity to do so the speakers
6 who wish to speak again will be offered
7 another opportunity, maybe another two or
8 three minutes. we're going to try to keep
9 this to maybe an hour and a half. we're
10 hoping that we can count on you to do this in
11 an orderly fashion, and to speak slowly and
12 tolerate each other as we hope to instill in
13 the entire process beginning tonight a means
14 of courtesy and respect for one another's
15 opinions. Nothing brings more passion to
16 people in communities than zoning and
17 planning, and so we expect you to feel
18 passionately, and I know that some of the

19 statements will be passionate and I ask your
20 restraint in applauding or hissing anyone.
21 We'll just assume that you will listen as
22 carefully as we need to. Thank you. We need
23 now for Sue McCann to read the Public Hearing
24 Notice.

25 THE TOWN CLERK:

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2 This legal notice was published in the
3 official Town newspapers, the Poughkeepsie
4 Journal and the Daily Freeman on May 24th.
5 "Notice of Public Hearing Town of Red Hook.
6 Please take notice that a public hearing will
7 be held by the Town Board of the Town of Red
8 Hook on June 10th, 2010 at 7:30 p.m. local
9 time, at the Red Hook High School gymnasium,
10 103 West Market Street, Red Hook, NY 12571, to
11 hear all interested persons regarding the
12 following matter. All reasonable
13 accommodations will be made for persons with
14 disabilities. In such a case, please notify
15 the Town Clerk in advance at Town Hall, 7340
16 South Broadway, Red Hook, NY, or by phone
17 845-758-4601 so that arrangements can be made.
18 State Environmental Quality Review (SEQR)
19 Notice of Completion of Draft Generic EIS and

20 061010TR[2].TXT
21 Notice of SEQR Hearing. Lead Agency: Town
22 Board of the Town of Red Hook. Address: 7340
23 South Broadway, Red Hook, NY 12571. Date:
24 May 11, 2010. This notice is issued pursuant
25 to Part 617 of the implementing regulations
pertaining to Article 8 (State Environmental

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2 Quality Review Act) of the Environmental
3 Conservation Law. A Draft Generic
4 Environmental Impact Statement (GEIS) has been
5 completed and accepted for the proposed action
6 described below. Comments on the Draft GEIS
7 and Comprehensive Plan amendments are
8 requested and will be accepted by the contact
9 person until the close of business on June
10 21st or ten days after the close of the public
11 hearing, whichever is later. A public hearing
12 on the Draft GEIS and Comprehensive Plan
13 amendments will be held on June 10th, 2010 at
14 the Red Hook High School gymnasium at 7:30
15 p.m. Red Hook High School is located at 103
16 West Market Street, Red Hook, NY 12571. Name
17 of Actions: Proposed adoption of amendments
18 to Chapter 143 entitled Zoning and Chapter 120
19 entitled Subdivision of Land of the Code of
20 the Town of Red Hook and the Comprehensive

21 Plan. Description of Actions: The Town Board
22 has proposed adoption of amendments to the
23 Town of Red Hook Zoning Law, Subdivision Law
24 and Comprehensive Plan to implement the
25 proposed Centers and Greenspaces Plan. The

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2 amendments will create two new zoning
3 districts (the Agricultural Business District
4 and the Traditional Neighborhood Development
5 District), will replace the Town's existing
6 cluster regulations with provisions for
7 conservation subdivisions, and will add a new
8 section on open space incentive zoning, in
9 addition to other incidental changes
10 necessitated by these amendments. In order to
11 encourage village-scale density within the
12 Traditional Neighborhood Development District,
13 the law eliminates the density bonus for
14 provision of central water in the R1 and R1.5
15 Districts. The amendments are designed to
16 protect the health, safety and welfare of Town
17 residents and to bring the Town's Zoning Law
18 and Subdivision Law into conformance with the
19 Town's Comprehensive Plan, Greenway
20 Connections: Greenway Compact Program and
21 Guides for Dutchess County Communities

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22 pursuant to Chapter 17-3 of the Town Code, and
23 with recent changes to New York State Town
24 Law. To prepare the proposed amendments, the
25 Town Board, working with the Villages of Red

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2 Hook and Tivoli, appointed an 11-member
3 Intermunicipal Task Force comprised of
4 representatives from each of the three
5 municipalities' Planning Boards and Zoning
6 Boards along with additional appointees from
7 each of the municipalities, including one
8 member from the Town's Conservation Advisory
9 Committee. The Task Force worked for over
10 three years to create the Centers and
11 Greenspaces Plan and the proposed amendments
12 to the Zoning and Subdivision Laws. In
13 preparing the proposed amendments, the Task
14 Force sought out the preferences and
15 priorities of townspeople through five
16 community meetings and workshops, two meetings
17 held specifically for landowners in the
18 proposed Agricultural Business District,
19 numerous meetings with individual stakeholders
20 representing various interests in the
21 community, and more than 200 Task Force
22 meetings, workshops, and forums, including

061010TR[2].TXT
23 meetings with Town and Village Boards,
24 committees and organizations to solicit their
25 input. Location: Town of Red Hook, Dutchess

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2 County, NY. Potential Environmental Impacts:
3 The proposed action may result in impacts on
4 Land Use, Zoning and Public Policy,
5 Agricultural Resources, Water Resources,
6 Terrestrial and Aquatic Ecology,
7 Transportation, Community Services and
8 Infrastructure, Cultural and Historic
9 Resources, Community Character, and Economic
10 and Fiscal Considerations. The DGEIS
11 indicates that there were no potential
12 significant adverse impacts identified for the
13 Proposed Action. The DGEIS did not, nor could
14 it, evaluate potential site-specific impacts
15 that may result from development of parcels
16 based on the proposed Zoning Law amendments.
17 As such, future site-specific environmental
18 impact assessments of development proposals
19 may be required to identify environmental
20 impacts of the site-specific conditions of the
21 development program. A copy of the Draft GEIS
22 may be obtained from: Contact Person: Sue T.
23 Crane, Supervisor. Address: Town Board of

24 061010TR[2].TXT
the Town of Red Hook, 7340 South Broadway, Red
25 Hook, NY 12571. Telephone: 845.758.4600.

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2 Copies of the DGEIS are available from the
3 Town Clerk, and at the Red Hook Public Library
4 and Tivoli Free Library for viewing. The Town
5 of Red Hook website contains downloadable
6 electronic versions of this Notice and the
7 full DGEIS at <http://redhook.org>. Copies of
8 the DGEIS may be purchased for a fee to cover
9 the cost of reproduction. By order of the
10 Town Board of the Town of Red Hook, dated May
11 11, 2010. Sue McCann, Town Clerk, Town of Red
12 Hook."

13 THE SUPERVISOR:

14 Thank you very much, Sue. So I'll entertain
15 as Chair the Board motion to open the public
16 hearing on the Comprehensive Plan.

17 BY MS. STRAWINKSI:

18 So moved.

19 BY MR. COLGAN:

20 Second.

21 THE SUPERVISOR:

22 Any further discussions. All in favor?

23 THE BOARD:

24 Aye.

25

THE SUPERVISOR:

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The Board will make a motion to open the hearing on the Draft Generic Environmental Impact Statement. Do I hear a motion?

3

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BY MR. COLGAN:

6

So moved.

7

THE SUPERVISOR:

8

Second?

9

BY MR. ROSS:

10

Second.

11

THE SUPERVISOR:

12

Thank you, Jim. All in favor?

13

THE BOARD:

14

Aye.

15

THE SUPERVISOR:

16

So we heard about the rules for speaking and that there is an order of speaking and that we ask you to speak slowly and clearly so the court reporter can get all of it, and we're anxious to hear what you have to say. So without further adieu may invite the first speaker who is Sheryl Griffith. Would you please come to the microphone, and, if you wish, you may again announce your name and where you live. Thank you.

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2 BY MS. GRIFFITH:
3 My name is Sheryl Griffith. I live on Linden
4 Avenue in the Town. I didn't come tonight
5 with a substantive comment on the
6 environmental impact statement draft. I came
7 because I want to express my support for this
8 very thoughtful action. This morning I read
9 an article on the global food crisis. The
10 world is running out of agricultural land and
11 even more distressing is that a lot of places
12 which are now major areas of agricultural
13 production are running out of water, so we
14 need to preserve agricultural land in areas
15 which have adequate rainfall, that would be
16 Red Hook. I spent most of my adult life here
17 and then I moved away for ten years and I
18 couldn't wait to get back from the
19 overdeveloped Washington, D.C. area with
20 impossible traffic. I did discover, however,
21 that I now have to wait through the light in
22 Red Hook two or three times. I think this
23 plan is very good in addressing those kinds of
24 quality of life issues and encouraging
25 development where people can walk or bicycle

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and not have to drive everywhere. I just -- I think it's an excellent plan. Mainly I signed up first because nobody was starting the list. Thank you for this opportunity to express my views.

THE SUPERVISOR:

Thank you, Miss Griffith. The second speaker is John Douglas from Red Hook.

BY MR. DOUGLAS:

Thank you for this opportunity to speak. In 2008 the Economic Development Committee did some work and they came up with some interesting information. I recently had the opportunity to gather some information myself. The Town Assessor says there's 23,590 acres in the Town of Red Hook. Between January 1, 2000 to May 27, 2010, we've had exactly 280 house permits where they built new homes in the Town of Red Hook. So in that period of time there's approximately 28 permits per year if you average it out by ten, and I understand that we've actually had six total permits for this year up to this point that happened after May 7, 2010. The Economic Development

1
2 Committee had stated that there's 12,338
3 acres. 53 percent of the property of Red Hook
4 is either wholly exempt from taxes, is under
5 PDR Scenic Hudson, restricted easements,
6 private and/or Government, Winnakee Land
7 Trust, Scenic Hudson, Government or ag exempt
8 land. If you add up all those different
9 parameters that's 12,338, acres and that's as
10 of 2008, and I know for a fact with Chuck
11 Simmons' property of 20 acres and Mr. Mead's
12 property of 86 acres, I believe, that's coming
13 down the pike this month I believe, that's
14 another 106, and the Fasbergs (PHONETIC) are
15 going to be putting some land going to the
16 Winnakee Land Trust, and I believe that Mr.
17 McCann did about 300 or 400 acres, I'm not
18 sure of the number, on his property with some
19 kind of PDR, if I understand it correctly.
20 Back in the 80s the number that I remember was
21 that the total land build out, i.e., house
22 build out for the Town of Red Hook would be
23 12,000 homes. The number that Michele just
24 showed was 11,749. Now that was in the 80s
25 and 90s. Since then in 1997 I believe we

1
2 started with the PDRs with Scenic Hudson, and
3 we put under Scenic Hudson 1,972 acres and
4 another 427 where Scenic Hudson partnered with
5 the Government. If you take all those numbers
6 and if you really understand and look at the
7 nice land use inventory map that the Economic
8 Development Committee put together in '08
9 which is now outdated because even more land
10 is coming under PDR, and if you look at the
11 properties that are developable and if you
12 understand our zoning I don't know how you
13 come up with 11,000 homes. It doesn't make
14 sense to me. Now, the homes that they're
15 talking about, if I understand it ,and I
16 haven't read this present form of this plan.
17 I read a previous version. I don't know what
18 version you're on presently, but if I
19 understand it correctly they want to build
20 anywhere from 600 to 750 homes in two areas.
21 One would be the Cookingham -- (PHONETIC)
22 property, I believe, and the second one would
23 be down on the Hoffman property, if I
24 understood it correctly, and if they haven't
25 changed that. I don't know if that's been

1
2 changed. That's an awful lot of homes in a
3 very short period of time to be constructed in
4 the Town of Red Hook especially if you think
5 about the past construction building permits,
6 and I didn't go into the 90s so I don't know
7 what those stats are. So I think you really
8 need to understand the Town of Red Hook and do
9 we really want to have 600, basically 300 in
10 one location and 300 in another, in a very
11 confined area of people and you also have to
12 think about the consequences of the school
13 district where you have 1.4, statistically,
14 children per household, and what's that going
15 to do to the school district. Thank you.

16 THE SUPERVISOR:

17 Thank you, Mr. Douglas. The third speaker
18 will be Linda Keeling.

19 BY MS. KEELING:

20 Linda Keeling, 38 Pitcher Lane, Red Hook.
21 What I have is written down. It's three pages
22 which I will submit and in addition to my own
23 comments four other citizens have signed on in
24 agreement to these comments.

25 THE SUPERVISOR:

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Thank you, Miss Keeling. The fourth speaker will be Jeff Anzevino.

BY MR. ANZEVINO:

Good evening, my name is Jeff Anzevino, Director of Land Use advocacy for Scenic Hudson, Inc., a 47 year old nonprofit environmental organization and separately incorporated land trust dedicated to protecting and enhancing the scenic, historic, agricultural and recreational treasures of the Hudson River and its valley. Scenic Hudson has established in Red Hook the popular Poets' walk Park and assisted the Town with its goal of farmland protection by purchasing development rights on nearly 1,800 acres of farmland including preservation efforts that matched financial support from Scenic Hudson with funds from both the Town and Dutchess County. Additionally, Scenic Hudson has supported local funding initiatives for the purchase of development rights. The Town of Red Hook is blessed with outstanding scenic, historic and natural resources recognized by federal and state designed districts. These

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2 districts include: The Hudson River National
3 Historic Landmark District, which stretches
4 from Hyde Park to Germantown; more that 5,800
5 acres of land in the Estates District Scenic
6 Area of Statewide Significance; nearly 3,800
7 acres of lands in New York State DEC
8 designated biological important areas,
9 including 800 acres in the Tivoli Bays
10 National Estuarine Research Reserve; and more
11 that 14,000 acres of soils of statewide
12 importance and prime agricultural soils, as
13 defined by the U.S. Department of Agriculture.
14 The historic and scenic significance,
15 ecological integrity, and agricultural
16 importance of these lands contribute to
17 greater biodiversity, as well as economic
18 stability and sustainability. Scenic Hudson
19 strongly supports the Comprehensive Plan for
20 Centers and Greenspaces. The Centers and
21 Greenspaces approach is consistent with the
22 principles outlined in Scenic Hudson's
23 upcoming publication, Revitalizing Hudson
24 Riverfronts: Illustrated Conservation &
25 Development Strategies for Creating Healthy,

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Prosperous Communities. It is also consistent
Page 34

3 with Dutchess County's Centers and Greenspaces
4 Plan. The adoption of these amendments
5 continues the process of implementing the
6 Comprehensive Plan's recommendations which
7 express the community's vision for how Red
8 Hook should grow. We expect that these
9 amendments will focus growth to areas with
10 existing infrastructure. Likewise, the
11 amendments will safeguard important scenic,
12 historic, ecological, and agricultural areas
13 for local food production and preserve
14 community character. The Town of Red Hook has
15 approached this process very wisely by using
16 several techniques, such as Purchase of
17 Development Rights (PDR) and Conservation
18 Subdivision in order to direct growth to
19 appropriate areas and ensure that future
20 development is designed in a manner compatible
21 with Red Hook's community character. The use
22 of PDR also provides a mechanism for
23 landowners to be compensated for the loss of
24 development potential. The Traditional
25 Neighborhood Development District is very

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1
2 thorough in that the purpose and intent of the
3 district is clearly stated along with specific
Page 35

4 design standards, complete with illustrations
5 which should result in the type of development
6 prescribed in the Comprehensive Plan. This
7 center-oriented development will also help
8 accommodate any overflow growth from the
9 Village by creating a seamless extension that
10 maintains the feel of traditional,
11 pedestrian-friendly main streets with
12 buildings close to the sidewalk, parking on
13 streets and behind buildings, and reduced
14 setbacks. Future development in the
15 Agricultural Business District includes more
16 options than in other Hudson Valley
17 communities. The proposed amendments strike a
18 healthy balance between conserving land
19 without stripping away the development rights
20 and economic value of larger properties.
21 Scenic Hudson understands that several
22 meetings were held with large landowners to
23 seek an equitable way of implementing
24 recommendations from the Comprehensive Plan
25 into the zoning that do not remove economic

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2 value from the land. Scenic Hudson applauds
3 the Town and stakeholders for working together
4 to arrive at such a progressive implementation
Page 36

5 strategy. In conclusion, Scenic Hudson
6 supports the proposed Zoning and Subdivision
7 of Land amendments. Communities throughout
8 the Hudson Valley must find ways to direct
9 future development to existing built areas and
10 adjacent lands that are served with
11 infrastructure. This is especially true for
12 Red Hook which boasts an array of historic,
13 scenic, ecological, and agricultural resources
14 potentially at risk from uncontrolled growth.
15 Scene Hudson appreciates the opportunity to
16 provide comments on the Centers and
17 Greenspaces Plan and proposed amendments to
18 the Zoning and Subdivision Law. We'll email a
19 copy of these to you tomorrow, and we'll
20 submit more thorough comments before the end
21 of the comment period. Thank you very much.

22 THE SUPERVISOR:

23 Thank you, Mr. Anzevino. The next speaker is
24 Vicky Perry.

25 BY MS. PERRY:

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2 My name is Vicky Perry, and I live on Old Post
3 Road in Red Hook. I want to take a moment to
4 thank you all for your support of the
5 development of the Centers in Greenspace Plan.
Page 37

6 I want to express my support for Centers in
7 Greenspace. I would also like to focus on one
8 critical aspect of the DGEIS and that is the
9 fiscal implication. The fiscal impact of the
10 proposed changes are dramatic resulting in
11 less taxes because there will be less of an
12 increase in school children and more
13 commercial opportunities. The difference
14 appears to be approximately \$7,000,000 in
15 taxes per year that we can't avoid. This
16 doesn't even take into account additional
17 school construction costs that might result
18 from current zoning verses the new C & G
19 proposal. As we just saw the school capital
20 project there is not much of an appetite for
21 adding onto the schools. In fact, we're
22 sitting in the gym/theatre, and sad to say Red
23 Hook still does not have a performing arts
24 center for its children. The school system is
25 the center of the whole problem with the

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2 zoning that we have today and what we're
3 trying to avoid. If we live long enough
4 Albany might do something intelligent about
5 taxes, but until then we have to carefully
6 consider how we can stay within our current

7 school infrastructure and the Centers in
8 Greenspace is a solution. There's nothing
9 more expensive than a house on two or three or
10 five acres and that's basically what has been
11 built in the Hudson Valley. As a parent with
12 girls in college I hope that we're doing what
13 we can to provide more moderate housing
14 options, something other than McMansions in
15 Red Hook. Many of us empty nesters will no
16 longer need as much space and this new plan
17 goes a long way to provide additional smaller
18 and more affordable homes. I'm glad to have a
19 say on this change since I will be among those
20 footing the bill, and, again, I support
21 Centers in Greenspace, and thank you for your
22 time.

23 THE SUPERVISOR:

24 Thank you, Miss Perry. The next speaker is
25 Douglas Moat.

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BY MR. MOAT:

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I think without question, Bill, in particular
in your group, deserves tremendous credit for
this work. It's awesome, and I would say to
the rest of you here that for those of you who
believe that this community will, in fact,

8 grow over the next 12 to 15 years and how we
9 should preserve land around it makes a great
10 deal of sense. On the other hand, I think
11 that the devil is in the detail in all of
12 these things. In having looked at this and
13 tried to read through it I've noticed two
14 minor kinds of things I would draw to probably
15 Christine's attention more than anything and
16 one to be a major insignificant deficiency.
17 If you don't mind me nit picking, and Michele
18 helped me with this this evening, I noticed as
19 we read through it inconsistencies in
20 terminology. We have silly little things like
21 ag district, ag business district, ag business
22 development district and all the acronyms that
23 go with it. I presume they're all the same
24 way. You ought to be consistent. There are
25 sections of the act which in my few create

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2 conflict for those who are going to have to
3 administer it, not unlike those that snuck
4 through when we put the transfer tax, the
5 Community Preservation Act together. For
6 example, I'll draw one to your attention that
7 I think has some significance. With respect
8 to the open space incentive zoning, and I'm

9 taking it slightly out of context, the
10 specific purpose will be to preserve open
11 space in the Agricultural Business District.
12 The specific purpose will be that. One, two,
13 three, four, five, not five paragraphs later
14 it says the purpose will be to provide
15 incentives for new development in the
16 Traditional Neighborhood District or to allow
17 the village, scale and commercial residential.
18 How can it be specific in one instance and
19 still do these other things. I would be
20 inclined to suggest that we can clean up the
21 language and take out some of these specific
22 things or exclusive things to allow the act --
23 and there are a number of issues like that.
24 I've got a group of people looking at them.
25 We're prepared to give the Board some

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2 suggestions and I'll share them with all of
3 you. However, I think in referencing what
4 another gentleman mentioned a short time ago,
5 in my judgement the plan fails significantly
6 in one major way and that is that it fails to
7 adequately address what I believe to be the
8 most significant issue in this community and
9 that is the level of our taxes and the rate

10 which our taxes have increased. Six or seven
11 years ago we were the seventh most heavily
12 taxed community among the 21 communities in
13 Dutchess County. Today we're the third or
14 fourth depending on how you include the City
15 of Poughkeepsie. Our tax rate, total tax
16 burden on our citizens has grown faster than
17 any other community in Dutchess County. I've
18 heard it said it's a State problem and we can
19 do nothing about it. I, personally, disagree.
20 We proposed to the community some four years
21 ago a study that suggested that the total
22 taxes beginning in 2007 would increase
23 approximately 43 percent over a five year
24 period. Three years into that study we're
25 slightly ahead of that at an increasing rate.

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2 It's logical now to assume that the taxes from
3 that period, 2007, will probably have
4 increased closer to 47 and 48 percent, and
5 having met with the school administrators as
6 late as yesterday and the Town Board financial
7 people I can project -- we're trying to
8 project through five years the problem will
9 get worse. The one solution that's available
10 to us is to expand suitable commercial

11 development, emphasis on suitable. I'm not
12 talking about big shops and stores on the
13 entrance to the community, but I do think we
14 can do far, far better at looking for property
15 that we can develop for appropriate commercial
16 purposes and on that basis we'll, in fact,
17 minimize the impact on the tax burden on our
18 residents in the community. I would like to
19 make an observation to you that I think that
20 while it's stated fairly clearly in these
21 studies that there's a huge difference between
22 a total, total, total build out under our
23 existing zoning and what's on these benefits,
24 it's somewhat spacious. The fact of the
25 matter is under no circumstances would you

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2 have 100 percent build out based on our
3 current zoning. I have nine and a half acres
4 in three acre zoning and it would be totally
5 impossible for me to put two other houses on
6 that property. I'm not alone in that. So
7 that to think that we're making many, many,
8 many millions of different dollars of
9 improvement between this ultimate current and
10 what we could get. Will there be savings,
11 absolutely, but let's not kid ourselves that

12 they're that dramatic. So I guess the issue
13 to me is have we invested enough effort to
14 attempt to identify both the property and how
15 we can diminish the tax burden on our
16 residents. If the Board and the community
17 feel that the most significant problem in this
18 community is to preserve open space then what
19 you're doing as it is is totally appropriate,
20 but if you're willing to admit that the tax
21 burden in this community is extremely
22 burdensome to a great number of our citizens
23 will impact our ability to develop community
24 in the future then I suggest to you that this
25 plan is deficient in that regard and we should

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2 look more carefully at the opportunity to
3 develop commercial expansion of an appropriate
4 nature. Thank you.

5 THE SUPERVISOR:

6 Thank you. The next speaker is Marcy Appell.

7 BY MS. APPELL:

8 My name is Marcy Appell. I live at 917 River
9 Road, Red Hook. I did read 115 pages and I
10 had some questions, but I understand I won't
11 get any answers today. I did have a question
12 on the difference between the conservation

13 subdivision and the open space density
14 subdivision, but I'll get that clarified at
15 some other point. The one thing that caught
16 my attention is that in the Agricultural
17 Business Zoning District one of the permitted
18 uses are carnival, fair or circus and it looks
19 like you don't need a special permit or any
20 kind of approval and I question that because
21 we've had questions about that in the past
22 when proposals like that come before the
23 Board, so really I think anything like that --
24 you know -- a carnival or circus should
25 certainly be subject to a special permit by

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2 the Planning Board or some sort of review by
3 the Town Board. Thank you.
4 THE SUPERVISOR:
5 Thank you, Miss Appell. The next speaker is
6 Susan Mora.
7 BY MS. MORA:
8 My name is Susan Mora, village of Red Hook. I
9 don't have comments like many of the
10 predecessors here tonight. I haven't studied
11 things the way they have or researched them.
12 I just wanted to speak as a citizen of Red
13 Hook and say that since I moved here eight

14 years ago the traffic has gotten worse and the
15 congestion in Town is very notable, and I
16 wanted to say that I really think development
17 should be limited and that I commend the
18 people and I thank the people that have worked
19 on this for many years. It seems much longer
20 than I was even aware of. I also want to say
21 that I speak from experience when I say that
22 overcrowded in schools is a horrendous
23 problem. I come from teaching in New York
24 City and the impact of overcrowding in the
25 classrooms could never even be imagined by

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2 people who teach in this Town or have ever
3 taught in this Town, and I would like to see
4 that it's limited, the overcrowding, and I say
5 the development that's controlled rather than
6 allowed to have free rein is going to be a
7 much better situation for Red Hook and the
8 people who value the education of their
9 children, and basically that's what I wanted
10 to say.

11 THE SUPERVISOR:

12 Thank you, Miss Mora. The next speaker will
13 be Paul Fredericks.

14 BY MR. FREDERICKS:

15 My name is Paul Fredericks. I realize like
16 Marcy I have some questions and I'm probably
17 not going to get answers tonight, but I'll ask
18 them anyway. One of the things in the code
19 that I didn't get to read at all, the question
20 was is the light industrial zone being
21 eliminated from the zoning code for one, and
22 if it is then there are other questions I'm
23 going to have. I'm also here specifically to
24 talk about the 46 acres by Hannaford which is
25 owned by clients of mine. Presently that

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2 property has 59 uses allowed by zoning. with
3 this law it looks like it's going to be cut
4 down to seven -- light industrial park,
5 lodging, office and office park. Michele had
6 said that a hotel was allowed. According to
7 this code it is not allowed because the
8 conference center, it says in the code, while
9 dining and lodging facilities may be provided
10 as part of the conference center facilities
11 the use and benefit of participants of events
12 of the conference center. No restaurant,
13 tavern or hotel, motel or inn serving the
14 general public shall be operated and
15 maintained upon the premises. I know it's a

16 piece of land that we're thinking about
17 developing to increase our tax base, and I
18 don't think we're doing that. Also what
19 you're saying in this document is that it
20 would increase a great deal of commercial
21 development in the Town and Village, and we
22 really have the same strip along Route 9 going
23 down to Hannaford. Then on the other hand I'm
24 going to start thinking about people here and
25 mentioning in the fiscal analyses we're

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2 talking about homes being valued at a median
3 sale of \$306,000. If you take our family
4 income at \$47,000 then those people are paying
5 almost 12 percent of the income on real estate
6 taxes. Most of them paying more in real
7 estate taxes than they are income tax. I
8 think we have to study that because we're
9 really forcing a lot of people out of the
10 community and mainly your senior citizens.

11 THE SUPERVISOR:

12 Thank you, Mr. Fredericks. The next speaker
13 is Chris Klose.

14 BY MR. KLOSE:

15 I'm Chris Klose, Echo Valley Farms. My family
16 has been here 67 years, and I'm here today to

17 talk about community and the sense of
18 community that is routed in a very strong past
19 that Red Hook enjoys and that is the people
20 first and its places which are marvelous to
21 all. I am speaking for community about the
22 community because I care deeply about this
23 community and will continue to do so until my
24 dying breathe. I want to commend the
25 volunteers, all of you who sit before me, who

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2 are sitting behind me and all around me who
3 come before me I'm with you now, but I'll
4 continue to work until I pass on, but you have
5 been for community. I am here for community
6 and I hope we can reach a consensus on what I
7 believe after reading and studying it, the
8 constructive plan. It's built on 20 years
9 plus of foundation of extraordinary public
10 work, volunteer work, effort and thought and
11 care about the community from the State level
12 to the counties, the towns, and the villages
13 that all surround. It is consistent with our
14 vision. We care for the future of the
15 community that is routed deeply in the past,
16 but seeks to strive for a strong future and it
17 is conservative. In the very best sense of

18 the word it conserves what I believe to be our
19 spring which is community, people coming
20 together and agree to disagree, but sharing
21 information in an open process and striving to
22 reach what is not going to be a ten percent on
23 the left or a ten percent on the right,
24 depending on where you sit, agreeable, but to
25 the 80 percent of us who are indeed in the

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2 middle it will be the best it can possibly
3 think of. we're only human. we are flawed,
4 desperately so, but we strive passionately to
5 come together for community, so I'm here again
6 to speak in support of this marvelous attempt
7 at maintaining our strength for the future for
8 Red Hook that is strongly rooted in its past
9 in the agricultural and seeks to provide a
10 strong future for all of us. Thank you.

11 THE SUPERVISOR:

12 Thank you, Mr. Klose. The next speaker is
13 Beth Jones.

14 BY MS. JONES:

15 Beth Jones from Red Hook. I just have a few
16 comments. As a citizen of this wonderful Town
17 I want to just share an experience I had. I
18 grew up in the Town of Wappingers Falls, and

19 when I was a young child the Town of
20 wappingers looked very much like Red Hook
21 looks today. It was a lot of farms, a lot of
22 apple orchards, and it was a wonderful place
23 to grow up as a young person. As an adult
24 that lived in Dutchess County most of my life
25 I chose to move to Red Hook in late 2004

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2 because of the character of this Town and my
3 love of historical property, and we have an
4 abundance of that, and we seem to really
5 appreciate that. I also want to commend the
6 folks that have worked on this because I
7 really believe that in all the time, and
8 effort, and money that's been put into this
9 process that we are to be commended for an
10 extraordinary piece of work and I'm proud to
11 say that I live in a town that actually cares
12 about the future of its town verses looking at
13 its individual personal gains from business
14 ventures, etc., but actually considers the
15 whole, and I think that's very, very
16 important, and I think that ultimately that's
17 what creates the value to the community, and I
18 know myself and many, many people in this room
19 are volunteers in this Town and work very hard

20 to maintain the quality of life that we have,
21 and I think that it's really critical that we
22 work through the final details of whatever we
23 need to do to get this plan in place and move
24 it forward, and I want to commend everyone for
25 working on that. Thank you very much.

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2 THE SUPERVISOR:
3 Thank you, Miss Jones. The next speaker is
4 Robert McKeon.
5 BY MR. MCKEON:
6 Thank you for the opportunity to speak this
7 evening. I wanted to make a brief comment on
8 the DGEIS. I believe that the result is a
9 very lengthy document confirms what most
10 people would expect that the plan provides for
11 less development, lower need for services,
12 school and otherwise, and targeted resource
13 protection. It also confirms what farmland
14 preservation experts have been saying for
15 years. We would be making a mistake to use
16 tax dollars on PDRs and other programs if we
17 don't use zoning properly to compliment them,
18 and I would like to submit an article written
19 by Deborah Bowers. It's entitled, Achieving
20 Sensible Agricultural Zoning to Protect PDR

21 Investment, and I put some copies on the table
22 that has a lot of handouts on it. The local
23 taxpayers, County taxpayers, State taxpayers,
24 land trusts, have all contributed toward
25 farmland preservation under the assumption

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2 that those dollars are being used wisely
3 instead of patch work. This article which
4 documents the presentation by Ms. Bowers talks
5 well to this issue going on to say that the
6 PDR would be wasted if surrounding lands are
7 allowed to be developed. Each year in
8 addition to New York City and its taxpayers
9 support an ag assessment program that reduces
10 the taxes for active farmers. This incentive
11 can be substantial and while most farmers
12 still pay quite high property taxes these
13 dollars will do little to help achieve
14 farmland preservation if farms are eventually
15 allowed to become large developments. What
16 the DGEIS cannot and does not analyze, which
17 Sheryl alluded to, is what will happen if Red
18 Hook and this country become dependant on
19 others for their food. We see what we have
20 been willing to do for fossil fuel. To me the
21 impact on the environment of everything we do

22 is relevant as we face climate change. In a
23 year when these various oil rig workers, coal
24 miners and watched Vermont's Yankee Nuclear
25 Plant leak we must remember there's an

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2 opportunity when good decision making could
3 have prevented these possible outcomes. By
4 adopting Centers for Greenspace we can prevent
5 a good deal of emission by properly locating
6 development where alternatives to driving are
7 possible. The DGEIS also does not and cannot
8 assess how we all would feel if our biggest
9 farms were to become large developments. My
10 hope is that we can all work together, both
11 farmland owners and council people, to achieve
12 a good compromise for this community otherwise
13 we will compromise away what we love about it
14 most. Thank you.

15 THE SUPERVISOR:

16 Thank you very much, Mr. McKeon. The next
17 speaker is Richard Biezyński.

18 BY MR. BIEZYNSKI:

19 I'm Richard Biezyński, Northwood Farms. I
20 also belong to the Ag Committee. Now, this is
21 a nice document, but as Moat said, the devil's
22 in the details. First of all, on the map I

23 saw the State land was not taken out. It
24 wasn't in white, so that's a lot of
25 properties. Tax base, commercial, they keep

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2 saying that more commercial properties will
3 reduce our tax base. Ask anybody that lives
4 in westchester where there's a lot of
5 commercial base how their taxes are. Traffic,
6 nobody's going to drive a car with these
7 developments, right? well, I go to Stewart's.
8 I drive my car to IGA. As we get older we're
9 going to drive that car more, I don't care if
10 you're three blocks away, but I don't see
11 where that's going to stop the traffic because
12 with the sewer design that we're going to have
13 I heard that there was going to be 900 homes
14 so that's 1,300 kids. I don't know how that
15 work outs with school taxes, if we're going to
16 have less school taxes. Then the other thing
17 is the selling of our building rights. Right
18 now the only way -- and that documents that we
19 can sell to Scenic Hudson or to the Town and
20 before the election then Mckeon, Councilman,
21 stated that we're not going to be able to sell
22 it individually and that the building rights
23 which would be considered building credit will

24 be used by the Town and distributed and sold,
25 however it is, then if we need money then we

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2 can ask them for the money for that. That is
3 socialism. They are thinking of taking our
4 rights. That's not right. We should be
5 allowed to sell our rights individually. If
6 the Town has money sell it to the Town or
7 Scenic Hudson, but not by a Board of the Town
8 deciding what the value is and with that all
9 landowners including the farmers that are
10 supposed to be protected have dug their heels
11 in on that, so they made a lot of adjustments
12 -- and I think I said enough, and my passion
13 is in my red shirt.

14 THE SUPERVISOR:

15 Thank you, Mr. Biezynski. The next speaker is
16 Ken Migliorelli.

17 BY MR. MIGLIORELLI:

18 Ken Migliorelli, Tivoli, New York. I'm
19 shooting from the hip here. I sat on the
20 Interview -- (INAUDIBLE) task force for about
21 a year, I think it was, and I was surprised to
22 hear that it was still meeting up to like
23 every Friday for five or six years I believe.
24 I think there was a lot of effort put into the

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plan to beautify Red Hook. I have concerns

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about what it could do to the village as far as an increase in homes and the traffic, and I think that needs to be looked at, and I guess the main thing is the equity on the building rights. Going from zero to six with one home and six to 20 with two dwellings definitely is taking away, I feel, equity from landowners and it would be interesting to see that the last piece of property that received a PDR that if this law was in place if the assessment on that land would have been different and that person would have received less than what he received. So maybe on the equity level a meeting should be with Scenic Hudson, Dutchess Land Conservancy, Winnakee Land Trust to maybe take a couple of pieces of property and see what would happen if this law was in place and what it would do to the assessment when they do the assessment to figure out the amount what that person would receive in the PDR. Thank you.

THE SUPERVISOR:

Thank you, Mr. Migliorelli. The next speaker and final speaker, unless someone wishes at
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2 this time to sign up, will be Neil Alexander.
3 BY MR. ALEXANDER:
4 For the record, my name is Neil Alexander.
5 I'm a partner in the law firm of Cuddy &
6 Fader. I also happen to be one of only 40
7 attorneys in the State of New York who is a
8 lead accredited professional as well. When I
9 decided to come up tonight on behalf of my
10 client, CSI, who owns about 43 acres
11 collectively on Hook and Baxter Road I asked
12 myself why am I coming up here. I could write
13 a letter from afar and send it in to preserve
14 my client's rights as far as standing to
15 litigate any of issues that are part of your
16 Environmental Impact Statement, and I realized
17 that the reason I came up here is that I want
18 to reopen that dialogue with your Town. I
19 think you're fully aware of the census data of
20 the Tri-County Housing Study as to the size of
21 Red Hook and it's relative proportionality to
22 surrounding communities. Based on the data
23 that we've seen you are probably the largest
24 in land area, largest in housing starts,
25 believe it or not, largest in number of

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2 households yet you have no affordable housing.
3 You have no multifamily housing. Your only
4 Town home -- (INAUDIBLE) -- that I know of is
5 also one dwelling unit for three acres and
6 that's the golf course because they use the
7 golf course as part of open space. I could
8 rant and rave here about exclusionary --
9 (INAUDIBLE) -- about the fact that you've
10 taken CDGB money and there are serious
11 questions as to whether or not this law is in
12 furtherance of fair housing. I could talk
13 about the -- (INAUDIBLE) -- processes, a
14 myriad of laws about how you're treating the
15 retail community. That's not what I want to
16 do. I want to reopen the door to have a
17 dialogue. The Tri-County Housing Study said
18 by 2020 you need to provide almost 1,500
19 housing units that are affordable. You're
20 proposing 1,400 new units under you're code.
21 There's a problem there. There is a big
22 problem. I want to be part of the dialogue.
23 I think we can come to some kind of solution,
24 something that works. If there's a piece of
25 land or pieces of land that are not at the

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2 outskirts of Town or part in the Village and
3 backs up to the Town. whether we're a half a
4 mile or two-thirds of a mile of Route 9 and
5 199 we could fight about that. we could fight
6 about walk scores throughout the whole -- but
7 ultimately this is a piece of property that's
8 maybe a 20 minute limit, and that's what
9 you're talking about wanting to accomplish. I
10 would like to be part of the dialogue.
11 Obviously no one's trying -- (INAUDIBLE) --
12 the open meeting law. I think by us coming
13 down we also said we've been watching what's
14 going on. we have an asset in this community.
15 You have no money for sewers. You're going to
16 need the development in some form or fashion.
17 There are opportunities to leverage funds and
18 to get infrastructure money -- (INAUDIBLE) --

19
20 (Whereupon, a member of the audience asked Mr.
21 Alexander to speak more loudly and
22 the court reported requested that he speak more
23 loudly and clearly.)

24
25 BY MR. ALEXANDER:

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2 I think it's important and I think that
3 dialogue is important, and you know I'll put
4 it right on the record. The telephone number
5 to the law firm is 914-761-1300, and please
6 reach out to us. I think there's really a
7 great opportunity to find that window and not
8 be in an adversary -- (INAUDIBLE) -- with all
9 the other applications that have been proposed
10 for multifamily units on these properties.
11 Thank you.

12 THE SUPERVISOR:
13 Thank you very much, Mr. Alexander. The final
14 signee has spoken. Is there anyone who has
15 spoken and wishes to speak again? Yes, Mr.
16 Klose.

17 BY MR. KLOSE:
18 I would like to take a moment to quote Pogo,
19 "We have seen the enemy and he is, Neil."

20 THE SUPERVISOR:
21 Mr. Biezyński.

22 BY MR. BIEZYNSKI:
23 You know when we talk about McMansions and
24 then housing that is cheaper, but they think
25 the taxes are going to be cheaper, it's not

1
2 going to happen. When I talked to a fellow
3 farmer in South Hampton, of all places, who
4 has 100 acres on the ocean he told me what his
5 taxes are I couldn't believe it, so I called
6 another friend who's a lawyer and I said
7 what's the story out there in South Hampton.
8 He says, well, guess what, we have no
9 industry. We have all these big mansions that
10 pay high taxes so our taxes for him and in a
11 modest house is very cheap. The farmers only
12 pays \$2,500 in taxes, so don't tell me
13 industry helps you. We should have the
14 mcmansions. We should have the people going
15 to Poughkeepsie Day School, send their kids,
16 so we don't have to pay for the kids. I don't
17 see where everybody's thinking that that's
18 wrong. I like that idea. Okay.

19 THE SUPERVISOR:

20 Thank you, Mr. Biezynski. Anyone else? Yes,
21 Mr. Fredericks.

22 BY MR. FREDERICKS:

23 I just wanted to add, when you look at the
24 fiscal report that Mr. Fairweather (PHONETIC)
25 did and he came out with median price for

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2 homes of \$306,000 our median family income is,
3 again, around \$47,000, but to buy that house
4 for \$306,000 you have to be earning \$90,000 to
5 \$100,000 a year. That's where the big
6 discrepancy comes in of what people are
7 earning and what they can buy, and as far as
8 what Mr. Biezynski said about the Hamptons,
9 he's right, but the reason is not because of
10 the commercial development or the McMansions.
11 It's more than 50 percent of the people in the
12 Hamptons do not live there during the school
13 year, but they pay taxes. Their children
14 don't go to school there. That's why their
15 tax grid is lower in the Hamptons. Thank you.

16 THE SUPERVISOR:

17 Thank you, Mr. Fredericks. I don't see any
18 other hands. I see another hand. Mr.
19 Douglas, please.

20 BY MR. DOUGLAS:

21 We recently had a vote in the school district
22 about the expansion of the school buildings.
23 It was defeated. Three to four months later,
24 2010, the school district came out with a
25 census report. I believe by 2016 or 2017 the

1
2 school district is presently projecting that
3 the school population will be approximately
4 1,600 students. It's presently about 2,300.
5 1970, mid 70s we had 2,500 students in the Red
6 Hook Central School District. Since the 70s
7 we've had two additions, big additions put on
8 to the high school and one big addition put on
9 to -- we have less children and more space and
10 they're projecting, the school district's
11 projecting that we're going to go from
12 approximately 2,300 to about 1,600 or 1,700 at
13 present levels. Thank you.

14 THE SUPERVISOR:

15 Thank you, Mr. Douglas. If that is all the
16 public wishes to have to say tonight I think
17 what I'll ask the Board to do is to -- we have
18 two things to do, actually. We need the
19 public hearing on the DGEIS to be adjourned,
20 this one, as well as the Comprehensive Plan to
21 another specified date and that date will be
22 July 7th, Wednesday, July 7th, when we can
23 come back here to entertain more input from
24 the public. So I would like to make a motion
25 that we adjourn.

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2 BY MS. CHALE:
3 Madam Supervisor, we're looking to adjourn the
4 hearing on the DGEIS to a date certain. We're
5 treating each hearing separately.
6 THE SUPERVISOR:
7 Thank you for that clarification. We're
8 looking to adjourn the DGEIS to the date of
9 July 7th. May I have a motion to that effect,
10 please.
11 BY MR. COLGAN:
12 So moved.
13 BY MS. STRAWINSKI:
14 Second.
15 THE SUPERVISOR:
16 All in favor?
17 THE BOARD:
18 Aye.
19 THE SUPERVISOR:
20 Thank you. It will be at 7:30, Wednesday,
21 July 7th, here in the high school gym. The
22 second motion is to adopt a resolution to
23 close the public hearing on the Comprehensive
24 Plan and set a second public hearing. This is
25 the second piece to this and a resolution to

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2 that effect is: "Closing the first public

3 hearing and establishing a date for a second
4 public hearing regarding the adoption by the
5 Town Board of the Town of Red Hook of proposed
6 Comprehensive Plan Amendments. Therefore be
7 it resolved by the Town Board of the Town of
8 Red Hook that the Town Board of the Town of
9 Red Hook shall close the public hearing on the
10 proposed Comprehensive Plan amendments held on
11 June 10, 2010 at 7:30 p.m. at the Red Hook
12 High School gymnasium, 103 Market Street. The
13 Town Board of the Town of Red Hook shall hold
14 a second public hearing on July 7th at 7:30
15 p.m. at the Red Hook High School gymnasium,
16 103 West Market Street, Red Hook, New York, to
17 hear all interested parties on said proposed
18 Comprehensive Plan amendments, and the Town
19 Clerk is hereby authorized and directed to
20 publish notice of said second public hearing
21 in the Poughkeepsie Journal and the Kingston
22 Freeman, the official newspapers of said Town,
23 and to provide notice of the public hearing to
24 the clerks of all adjacent municipalities on
25 or before," and I believe we have to do it

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2 within two weeks, within ten days of tonight.
3 Okay. So by June 20th which is not less than

4 ten days prior to the set date, and we need a
5 motion for that resolution, please.
6 BY MR. COLGAN:
7 I will move for that motion.
8 THE SUPERVISOR:
9 Thank you. And as a second.
10 BY MR. ROSS:
11 Second.
12 THE SUPERVISOR:
13 All in favor, starting on my left. Jim.
14 BY MR. ROSS:
15 Yes.
16 BY MS. STRAWINSKI:
17 Yes.
18 THE SUPERVISOR:
19 Harry.
20 BY MR. COLGAN:
21 Yes.
22 THE SUPERVISOR:
23 Bill.
24 BY MR. O'NEILL:
25 Yes.

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2 THE SUPERVISOR:
3 And myself, aye. Thank you all.
4 BY MS. CHALE:

5 Madam Supervisor, I would like to have it
6 indicated that written comments will continue
7 to be accepted.

8 THE SUPERVISOR:

9 Thank you. We will be receiving written
10 comments until the 10th of July, I believe
11 it's the 10th of July; is that correct?

12 BY MS. CHALE:

13 It will be ten days after the close of the
14 public hearings.

15 THE SUPERVISOR:

16 So it's ten days after July 7th, so we'll be
17 receiving public comments, written public
18 comments until July 19th. So the Town Board
19 wishes now to declare the public hearing is
20 adjourned until that further date, and I would
21 like to go into Executive Session with the
22 Board on personnel matters, and we thank you
23 all for coming, and we hope you all come back
24 on July 7th. Thank you very much for coming.

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2 STATE OF NEW YORK)
3 COUNTY OF DUTCHESS) ss:

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5 I, DONNA M. WELLS, a stenotype reporter and

061010TR[2].TXT

6 Notary Public within and for the State of New York,
7 do hereby certify that the foregoing is a true and
8 correct transcript of the minutes recorded by me and
9 reduced to typewriting under my supervision to the
10 best of my knowledge and ability.

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DONNA M. WELLS

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