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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 GREENSPACES PLAN

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DATED: July 7, 2010
Red Hook, New York
7:30 p.m. - 8:58 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

RAPPORT, 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.

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

SPEAKERS:

Michele Martin
Christopher Klose
Ken Migliorelli
Leigh Cookingham
Jeff Anzevino
Paul Fredericks
Brenda Cagle
Nick Anus
Richard Biezyński
John Douglas
Ken Anderson
Dan Turgeon

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THE SUPERVISOR:

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It is now 7:30. Good evening and we thank

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you. You're amazing to come out on a night

5

like this. I'm Sue Crane. This is a public

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hearing. Please rise for the Pledge of

7

Allegiance.

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(Whereupon, the Pledge of Allegiance

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was recited by all in attendance.)

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12

Before we get started I think it's important

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to acknowledge the amount of work that's gone

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into the past iteration of what we're going to

15

hear about tonight and what we're going to

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comment about tonight and say that this has

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been a work in progress for five years, at

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least, and I was a simple Town Board member

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when that got started, and I remember saying I

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think someone who would be good at chairing a

21

look at our Comprehensive Plan and updating

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that would be a friend of mine whose name is

23

Bill O'Neill, never dreaming that he would say

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yes, silly guy, and he did, and, Bill, tonight

25

I want to be sure and compliment you and the

1
2 entire committee that has worked on this.
3 It's not an easy thing. It is fraught with
4 criticism and discontent whenever zoning is an
5 issue, and we know that and Bill probably knew
6 that shortly after he got into it,
7 nevertheless, he soldiered on. He and Harry
8 Colgan, a member from the Village Board, Brent
9 Kovalchik and many, many people were involved.
10 Brenda Cagle attended weekly meetings. It's
11 not perfect. Tonight we're going to talk
12 about the SEQRA requirements, the SEQRA
13 requirements only, and discuss how we address
14 SEQRA, and, if we have, we can close that
15 portion of the hearing tonight. There will be
16 another hearing, there will be maybe many
17 hearings that will discuss the actual law
18 itself, so rest assured that if you have
19 friends that have something to say, if there
20 are people in the audience who regret that
21 they can't be here there will be ample time to
22 say to the Town Board, no, we don't like that
23 piece and we would like you to consider
24 amending it, deleting it, changing it. We'll
25 have time to do that, so tonight we're going

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2 to talk about environmental impact and you're
3 welcome to say anything you wish, but that's
4 the purpose of tonight. It's hot as hades in
5 here, but I used to play basketball and never
6 even minded, so I'm going to pretend that
7 we're sports people and we're not minding the
8 heat. I would like to introduce Christine
9 Chale who is our attorney for the Town, and
10 Michele Greig of Greenplan who is the planner
11 for the Town who has helped enormously in
12 background and up front with all of the
13 preparation materials that we're going to
14 discuss. John Clark is from Dutchess County
15 Planning and has been an immeasurable help to
16 us. Thank you, John, for all the work you've
17 done, and please thank everyone from planning
18 in Dutchess County for the availing of your
19 talents because without it we probably would
20 still be at square one, so thank you. So I
21 guess at this point what I would like to do is
22 turn it over to our Town Clerk, Sue McCann,
23 who will read the announcements, the postings
24 that went out about tonight's hearing, so
25 you'll hear again what the public hearing is

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about.

THE TOWN CLERK:

Good evening. The public hearings were published in the official Town newspapers, the Daily Freeman and the Poughkeepsie Journal on June 21st, 2010. "Notice of Public Hearing, Town of Red Hook. Please take notice that a public hearing will be held by the Town Board of the Town of Red Hook on July 7, 2010 at 7:30 p.m. local time, at the Red Hook High School gymnasium, 103 West Market Street, Red Hook, NY 12571, to hear all interested persons on proposed amendments to the Town's Comprehensive Plan to implement the Centers and Greenspaces Plan. Copies of the proposed amendments are available from the Town Clerk, at the Red Hook Public Library and Tivoli Free Library, and on the Town of Red Hook Web Site at www.redhook.org. Written comments will be accepted until the close of business on July 19th, or ten days after the close of the public hearing, whichever is later. All reasonable accommodations will be made for persons with disabilities. In such a case,

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2 please notify the Town Clerk in advance at
3 Town Hall, 7340 South Broadway, Red Hook, NY
4 12571, or by phone 845-758-4606 so that
5 arrangements can be made. By order of the
6 Town Board of the Town of Red Hook, dated June
7 10th, 2010. Sue McCann, Town Clerk, Town of
8 Red Hook." This notice was also published on
9 June 21st in the two Town official newspapers.
10 "Notice of continued public hearing Town of
11 Red Hook. Please take notice that the public
12 hearing on the Draft Environmental Impact
13 Statement ("DGEIS") for proposed amendments to
14 the Town's Zoning Law, Subdivision law and
15 Comprehensive Plan to implement the proposed
16 Centers and Greenspaces Plan, has been
17 continued from June 10th, 2010 to July 7th,
18 2010 at 7:30 p.m. local time, at the Red Hook
19 High School gymnasium, 103 West Market Street,
20 Red Hook, NY 12571. Written comments will be
21 accepted until the close of business on July
22 19th, or ten days after the close of the
23 public hearing, whichever is later. The
24 Notice of Completion of Draft Generic EIS and
25 Notice of SEQRA Hearing is set forth below.

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2 All reasonable accommodations will be made for
3 persons with disabilities. In such a case,
4 please notify the Town Clerk in advance at
5 Town Hall, 7340 South Broadway, Red Hook, NY
6 12571, or by phone 845-758-4606 so that
7 arrangements can be made. State Environmental
8 Quality Review (SEQR) notice of Completion of
9 Draft Generic EIS and Notice of SEQR Hearing.
10 The lead Agency, Town Board of the Town of Red
11 Hook. Address, Town Hall, 7340 South Broadway,
12 Red Hook, NY 12571. The date was May 11,
13 2010. This notice is issued pursuant to Part
14 617 of the implementing regulations pertaining
15 to Article 8 (State Environmental Quality
16 Review Act) of the Environmental Conservation
17 Law. The Planning Board has determined that
18 the proposed action is a Type I action under
19 SEQRA. A Draft Generic Environmental Impact
20 Statement (GEIS) has been completed and
21 accepted for the proposed action described
22 below. Comments on the Draft GEIS and
23 Comprehensive Plan amendments are requested
24 and will be accepted by the contact person
25 until the close of business on June 21st or

1
2 ten days after the close of the public
3 hearing, whichever is later. A public hearing
4 on the Draft GEIS and Comprehensive Plan
5 amendments will be held on June 10th, 2010, at
6 the Red Hook High School gymnasium at 7:30
7 p.m. Red Hook High School is located at 103
8 West Market Street, Red Hook, NY 12571. Name
9 of Actions: Proposed adoption of amendments
10 to Chapter 143 entitled Zoning and Chapter 120
11 entitled Subdivision of Land of the Code of
12 the Town of Red Hook and the Comprehensive
13 Plan. Description of Actions: The Town Board
14 has proposed adoption of amendments to the
15 Town of Red Hook Zoning Law, Subdivision Law
16 and Comprehensive Plan to implement the
17 proposed Centers and Greenspaces Plan. The
18 amendments will create two new zoning
19 districts (the Agricultural Business District
20 and the Traditional Neighborhood Development
21 District), will replace the Town's existing
22 cluster regulations with provisions for
23 conservation subdivisions, and will add a new
24 section on open space incentive zoning, in
25 addition to other incidental changes

1
2 necessitated by these amendments. In order to
3 encourage village-scale density within the
4 Traditional Neighborhood Development District
5 the law eliminates the density bonus for
6 provision of central water in the R1 and R1.5
7 Districts. The amendments are designed to
8 protect the health, safety and welfare of Town
9 residents and to bring the Town's Zoning Law
10 and Subdivision Law into conformance with the
11 Town's Comprehensive Plan, Greenway
12 Connections: Greenway Compact Program and
13 Guides for Dutchess County Communities
14 pursuant to Chapter 17-3 of the Town Code, and
15 with recent changes to New York State Town
16 Law. To prepare the proposed amendments, the
17 Town Board, working with the Villages of Red
18 Hook and Tivoli, appointed an 11-member
19 Intermunicipal Task Force comprised of
20 representatives from each of the three
21 municipalities' Planning Boards and Zoning
22 Boards along with additional appointees from
23 each of the municipalities, including one
24 member from the Town's Conservation Advisory
25 Committee. The Task Force worked for over

1
2 three years to create the Centers and
3 Greenspaces Plan and the proposed amendments
4 to the Zoning and Subdivision Laws. In
5 preparing the proposed amendments, the Task
6 Force sought out the preferences and
7 priorities of townspeople through five
8 community meetings and workshops, two meetings
9 held specifically for landowners in the
10 proposed Agricultural Business District,
11 numerous meetings with individual stakeholders
12 representing various interests in the
13 community, and more than 200 Task Force
14 meetings, workshops, and forums, including
15 meetings with Town and Village Boards,
16 committees and organizations to solicit their
17 input. Location: Town of Red Hook, Dutchess
18 County, NY. Potential Environmental Impacts:
19 The proposed action may result in impacts on
20 Land Use, Zoning and Public Policy,
21 Agricultural Resources, Water Resources,
22 Terrestrial and Aquatic Ecology,
23 Transportation, Community Services and
24 Infrastructure, Cultural and Historic
25 Resources, Community Character, and Economic

1
2 and Fiscal Considerations. The DGEIS
3 evaluates the Proposed Action and nine (9)
4 alternatives at a generic level. The DGEIS
5 indicates that there were no potential
6 significant adverse impacts identified for the
7 Proposed Action. The DGEIS did not, nor could
8 it, evaluate potential site-specific impacts
9 that may result from development of parcels
10 based on the proposed Zoning Law amendments.
11 As such, future site-specific environmental
12 impact assessments of development proposals
13 may be required to identify environmental
14 impacts of the site-specific conditions of the
15 development program. A copy of the Draft GEIS
16 may be obtained from: Contact Person: Sue T.
17 Crane, Supervisor. Address: Town Board of
18 the Town of Red Hook, 7340 South Broadway, Red
19 Hook, NY 12571. Telephone: 845.758.4600.
20 Copies of the DGEIS are available from the
21 Town Clerk, and at the Red Hook Public Library
22 and Tivoli Free Library for viewing. The Town
23 of Red Hook Web Site contains downloadable
24 electronic versions of this Notice and the
25 full DGEIS at <http://redhook.org>. Copies of

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the DGEIS may be purchased for a fee to cover

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the cost of reproduction. By order of the

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Town Board of the Town of Red Hook, dated June

5

10th, 2010. Sue McCann, Town Clerk, Town of

6

Red Hook."

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THE SUPERVISOR:

8

Thank you, Sue. So without further adieu I

9

believe I can open the public hearing and turn

10

the program over to our planner, Michele

11

Greig, who will explicate, as the French say.

12

She will explain the basis for what we're

13

attempting to understand tonight. Michele,

14

I'm going to pass this mike that was very

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successful in being heard on our PANDA

16

television station, and thank you, Steve, for

17

being here. This particular microphone was

18

very clear on the last broadcast when we held

19

this same meeting, and so what we're going to

20

do is pass this off to Michele so she can be

21

heard clearly and then we're going to put it

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here for speakers who wish to be heard so that

23

you can be heard clearly at home. It doesn't

24

matter that they hear me anymore. I've said

25

all I'm going to say.

1

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BY MS. GREIG:

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Good evening everyone. We're just going to

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turn the lights down so you can see this. My

5

name is Michele Greig, and I'm the planning

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consultant for the Town of Red Hook, and I've

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been working with the Town over the past

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several years, with the Town Board to prepare

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this proposed action which consists of the

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amendments to the Zoning Law, the Subdivision

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Regulations, and the Comprehensive Plan, and

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I've also assisted them in the preparation of

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the Draft Generic Environmental Impact

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Statement to be referred to by the initials of

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DGEIS. So tonight is the continuation, as Sue

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mentioned, of the public hearing on the DGEIS

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and the second public hearing on the

18

Comprehensive Plan amendments. At the last

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public hearing I made a fuller presentation on

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the proposed action. I'm just going to give a

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very brief synopsis of the purpose tonight of

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the proposed action, and then I'm going to

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respond briefly to some of the factional

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questions that were asked at the last public

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hearing. As I mentioned at the last public

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2 hearing, the Town Board will not be responding
3 directly tonight to comments or questions from
4 the public. They will respond formally at the
5 end of the public comment period to your
6 comments in writing in a document that's
7 called the Final Generic Environmental Impact
8 Statement. So all the substantive comments
9 that they received during the public comment
10 period will be responded to in writing at that
11 time, but for tonight I thought I would just
12 address a couple of the factual questions that
13 were asked at the last public hearing. As Sue
14 McCann said, these documents are all readily
15 available. They've been available for a month
16 or so on the Town's Web Site, and the Town
17 Clerk and the public library, and F & M
18 Printing will also print you a hard copy if
19 you like. The purpose of this proposed action
20 is to ensure that as the Town grows it remains
21 a small Town with rural landscapes and compact
22 walkable neighborhoods adjacent to the Village
23 of Red Hook and the areas south of Village of
24 Red Hook that are similar to the historic
25 residential streets in the Village of Red

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2 Hook. This is the so called Centers in
3 Greenspaces Concept. So it's trying to
4 promote small town development rather than
5 sprawl type development. The amendments would
6 create two new zoning districts; the
7 Agricultural Business District which is this
8 green through here and the Traditional
9 Neighborhood Development District in this area
10 south of the Village of Red Hook. The TND
11 District which you can see a larger version of
12 that here consists of three sub districts, and
13 just to help you get your bearings this is
14 Route 9 coming up through here. The TND
15 District will consist of three sub districts;
16 the residential neighborhood on either side of
17 Route 9, the office industrial area which
18 would allow for light industrial commercial
19 uses with a required 200 foot set back, a
20 vegetated set back from Route 9 to protect the
21 southern gateway into the community. This was
22 added at the suggestion of the Town's Economic
23 Development Committee to enhance the tax base,
24 and, thirdly, the commercial center right
25 here. Most of these lands are currently zoned

1
2 for commercial use. The proposal was
3 developed in consultation, particularly that
4 commercial center, in consultation with
5 elected officials from the Village of Red Hook
6 to ensure that new commercial development that
7 occurred in the commercial center can be
8 consistent with and compliment the Village of
9 Red Hook rather than be sprawl type
10 development with large parking lots and big
11 box type establishments. So it's really
12 designed to extend the existing character of
13 the Village of Red Hook into this area south
14 of the Village. The proposal is consistent
15 with the vision of the Town's major planning
16 document, the Comprehensive Plan which calls
17 for maintaining the Town's rural character by
18 encouraging new development to locate within
19 or adjacent to the existing center such as the
20 Village of Red Hook rather than encouraging
21 that development to sprawl throughout the
22 Town. It's also consistent with the statement
23 of the Open Space Plan that the Town should
24 maintain its historical town and country
25 development pattern. This is essentially

1
2 another version of the Centers in Greenspaces
3 Concept. We also received a proposal against
4 a the number of regional and state plans.
5 Some of them are listed here, and there's been
6 discussion of an analysis of the consistency
7 of the proposal with those plans and the DGEIS
8 and it was determined that the proposal is
9 consistent with the recommendations of these
10 various state and regional plans. Now, I want
11 to address just a few of the questions that
12 came out at the last public hearing. Some of
13 them had to do with the build out analysis
14 that was done for the Town as part of the
15 Draft Generic Environmental Impact Statement.
16 A build out analysis is a planning tool that's
17 recommended by the American Planning
18 Association. It's also recommended by
19 agencies such as the U.S. Environmental
20 Protection Agency. It's a tool that allows
21 communities to understand how much development
22 their current zoning would permit or proposed
23 zoning amendments would permit. Many people
24 are under the misunderstanding that they
25 believe that if they have zoning it's

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2 preventing development from happening in their
3 community. That's not the case. Zoning
4 actually permits development to occur,
5 different types at different levels and
6 different intensities of development. So a
7 build out analysis allows you to understand
8 how much development your current zoning or
9 different zoning scenarios would allow and
10 what the impact of that development would be
11 on the community. So this is the slide that I
12 showed you last time, and it identifies the
13 study areas. Those are the lands that are in
14 various colors. You can see it did not
15 include, for example, the two villages because
16 they're not part of this action, and we didn't
17 include obvious lands that will never likely
18 be developed for residential purposes such as
19 Bard College and the Mill Road Elementary
20 School and so on. Now, someone asked last
21 time were the state lands analysed in the
22 build out analysis because obviously those
23 lands also cannot be included in the
24 development for residential purposes, and the
25 answer to that question is no. I said at the

1
2 last time that the first thing we in preparing
3 the build out analysis was to identify public
4 and easement protected land throughout the
5 Town. The acreage of those lands which are
6 shown in the dark green here were right off
7 the top taken out of the equation because
8 residential development is not permitted on
9 those lands. So, for example, the gentleman
10 in the last public hearing was asking about
11 the Tivoli Bay area which is up here. You can
12 see that we did not include that in the
13 calculations. Another gentleman stated that
14 he had a nine acre parcel of land and that
15 because of the configuration of the parcel and
16 because of the constraints on the parcel you
17 would never be able to get more than one house
18 on that parcel, and he thought that that
19 question was a result of the build out
20 analysis, but, in fact, that kind of situation
21 was also taken into consideration. The next
22 thing that we did was we deducted from the
23 acreage the acreage that was constrained with
24 wet lands or streams, wet plains and so on,
25 and we also deducted from the total acreage a

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2 percentage of the total to account for things
3 like irregularly shaped lots, and new roads,
4 and drainage figures and things like that. We
5 also, of course, deducted the acreage that
6 would be required for existing dwellings. So
7 only after we had made all of those deductions
8 that we actually calculated the number of new
9 homes that could be constructed in the Town
10 under the current zoning and under the
11 proposed amendments. And this statement shows
12 you the result of the build out analysis for
13 the current zoning. You can see that the
14 current zoning would allow to the Town
15 approximately 3,600 or 3,500 to 3,600 new
16 development, and then we calculated additional
17 residence that would generate additional
18 school age children and vehicle trips, around
19 35,000, 36,000 additional vehicle trips per
20 day on local roads. We used standard,
21 accepted standard multipliers to calculate
22 these. For school age children, for example,
23 we used the Rutgers University Center for
24 Urban Policies Residential Demographic
25 Multipliers Standard, the most recent, most

1
2 accurate multipliers for New York State. For
3 the vehicle trips we used the Institute of
4 Transportation Engineers multipliers. Now,
5 someone at the last public hearing had stated
6 they heard that the build out estimated there
7 would be about 11,000 new homes. That's not
8 correct. The build out estimated
9 approximately 35 or 3,600 new homes. The
10 population increase would be 11,000. In
11 comparison the proposed action would reduce
12 the number of new dwellings that would be
13 constructed in the Town to approximately
14 1,400, and, of course, that would result in
15 fewer new residence, fewer new school age
16 children, and fewer vehicle trips per day. In
17 fact, you can see, if you go to the next slide
18 you've got the proposed action which resulted
19 in approximately 64 percent reduction in
20 traffic impacts over the current zoning, and,
21 of course, much of that traffic that we
22 generated under the current zoning, 35,000
23 vehicle trips, 34,000 vehicle trips, will be
24 funneled onto the main corridors in the
25 community; Route 9, Route 9G, Route 199.

1
2 Also, because the proposed action would reduce
3 the residential build out and would also allow
4 for an increase in commercial development,
5 particularly in the office industrial sub
6 district, it would bring the Town's land uses
7 into a much better balance. Right now the
8 Town's zoning permits far more residence
9 dwellings than can ever be offset with
10 commercial development in the Town. I just
11 don't think the Town of Red Hook would ever be
12 able to attract enough commercial development
13 to offset the impact of that residential
14 development, so this proposal would bring the
15 land uses into a better balance, and
16 physically superior to the impact of the
17 current zoning. Now, someone also had
18 remarked, a couple of people remarked at the
19 last hearing, that they had heard that there
20 were 900 or 700 houses being proposed. I just
21 want to clarify that this is not a development
22 proposal. There are no houses being proposed
23 as part of this action. This is a proposal to
24 amend the Town's zoning and subdivision
25 regulations, that's all. And the proposal

1
2 would actually reduce the future residential
3 build out in the community. One gentleman
4 remarked at the last hearing that there were a
5 lot of different terms being use to talk about
6 the Agricultural Business District, so I did a
7 search of the Local Law. In fact, there are
8 two separate types of Agricultural Districts
9 that are referred to in the Local Law. One is
10 the Agricultural Business District which is
11 the proposed zoning district, and the other is
12 the New York State Certified Agricultural
13 District which is created pursuant to New York
14 State Ag and Markets Law. Those are two
15 separate entities, two separate things, and
16 they're referred to consistently and correctly
17 throughout the Local Law. So there is no
18 inconsistency there. However, we do
19 appreciate the careful reading that the
20 gentleman had given to the Local Law, and
21 we're looking for those kinds of substantive
22 questions and comments. Another person had
23 asked about temporary use that has been
24 included in the proposed Agricultural Business
25 District. This is a slide of a page in the

1
2 current Zoning Law, and this particular
3 temporary use is called carnivals, fairs,
4 circus, flea markets, all other similar
5 events, and you can see that this use -- I
6 circled it in red -- is currently permitted in
7 all districts in the Town with the exception
8 of the Water Front Conservation District,
9 which is along the Hudson River, and the Light
10 Industrial District which has actually never
11 been established on any lands in the Town. So
12 it's currently a permitted use throughout the
13 Town and that's why it was included in the Ag
14 and Business District. It is true, as the
15 commentator said, that this use does not
16 require a special permit from the Planning
17 Board. However, any gathering in the Town
18 such as a gathering for a fair or a carnival
19 with more than 1,000 people or that lasts for
20 more than a few days and has more than 500
21 people is required to get a permit from the
22 Town Board. So there are actually on the book
23 under Chapter 44 of the Town Code provisions
24 to protect public health, safety and welfare
25 for a use such as this. Nonetheless, there is

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2 a weakness, I think, in the current Zoning Law
3 which is that it does not define what is meant
4 by a temporary use. Most zoning laws will
5 state that it's permitted two weekends a year
6 or five consecutive days in a year or
7 something like that. So we will recommend to
8 the Town Board that they consider including an
9 amendment that would define what is meant by
10 temporary. This is the last slide and the
11 last point that I'll make. Another gentleman
12 made comments that the Office Industrial Sub
13 District, he did not believe, would permit a
14 conference center or a lodging facility like a
15 hotel or motel. So this, again, is just a
16 page from the proposed Local Law that shows
17 you -- those uses are circled. They would
18 actually be permitted uses that would not
19 require a special use permit, and a conference
20 center and lodging are giving you the
21 definition of lodging -- available for
22 transient renting of bedrooms excluding a
23 boarding house or rooming house which is a
24 separate use. So a lodging would be a hotel
25 or motel or a bed and breakfast or anything

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2 like that. So those are just a few of the
3 responses to some of the factual questions
4 that were asked at the last public hearing.
5 The last slide is just a summary of some of
6 the points that I've made tonight, and, again,
7 I just want to stress that all of the
8 substantive comments will be responded to by
9 the Town Board, not tonight, but at the end of
10 the public comment period in the Final Generic
11 Environmental Impact Statement. Thank you for
12 your time.

13 THE SUPERVISOR:

14 If someone could turn on the lights please.
15 What we will do now is systematically take by
16 person as they have signed in, comments, and
17 we're asking that each of you keep your
18 comments as close to three minutes as
19 possible. We will call people up in the order
20 in which they have signed up. Having the
21 opportunity for all people to speak you may
22 come back and speak again. So we're asking
23 for three minutes and then a follow up and a
24 second time around for possibly two minutes.
25 I know you're going to extend that, but do

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2 your best to stick to the three minutes as
3 best you can. You may not address the Town
4 Board at this meeting. This is a public
5 hearing and as such you are to address the
6 public and be recognized by me. I will call
7 the names. All persons speaking will be given
8 respect and courtesy from all in attendance
9 and in return can be expected to be respected
10 and respectful and courteous. Use of profane
11 language, slanderous or personal remarks and
12 boisterous conduct including booing and hand
13 clapping is not acceptable. Any persons
14 speaking forth with the consent of the
15 Supervisor shall address their remarks to the
16 Board not other members in the form of a
17 debate. So this is not a debate. This is
18 public comment. Without further adieu I'm
19 going to call on the first person. We ask
20 that if you are able and wish to announce
21 where you live that's fine. If you do not
22 wish to announce where you live that's fine.
23 The first speaker will be Michele Martin.

24 BY MS. MARTIN:

25 Good evening. My name is Michele Martin,

1
2 Chair of the Economic Development Committee
3 for Red Hook, and tonight the Economic
4 Development Committee is submitting a
5 statement, and I will read the statement to
6 you and then copies of the statement will be
7 provided for those who wish in the back on the
8 table. The Economic Development Committee is
9 an advisory group of citizen volunteers
10 appointed by the Town Board to be the source
11 of information for and about business in Red
12 Hook. Our mission is to grow business for a
13 strong Red Hook. We submit this statement in
14 support of the Draft Environmental Impact
15 Statement to the Town's Zoning Law and
16 Comprehensive Plan to implement the proposed
17 Centers and Greenspaces Plan. Among its
18 strongest economic assets Red Hook has an
19 important agricultural history and continues
20 to be home to many successful farms that have
21 a major impact on our Town and on our region.
22 The Committee believes that farming provides a
23 good model for sound economic development
24 policy. Farming takes the resources with
25 which we are blessed, good soils, moderate

1
2 climate and rainfall, and our industrious,
3 hard-working people and creates value in the
4 form of abundant, safe, fresh produce,
5 livestock and other products. Farming
6 generates jobs, tax revenues and a flow of
7 steady spending to many local businesses in
8 our Town. Likewise, businesses attracted by
9 our convenient Mid Hudson Valley location,
10 excellent schools, and other unmatched assets
11 only make Red Hook stronger. They mean more
12 new jobs, greater local spending and increased
13 tax revenues. Development that is out of
14 scale with this careful, conservative, asset
15 based model cannot serve us well, and that is
16 why we are guided by the wisdom to leverage
17 our unique human and natural resources to seek
18 out the simplest solutions with the biggest
19 impact. The proposed Centers and Greenspaces
20 Plan, of which the Draft Environmental Impact
21 Statement is part, is a way to do just that.
22 It gives us that rare opportunity and the
23 responsibility to secure a deeply rooted
24 strong future for our Town and that is why our
25 Committee stands in support. Thank you.

1

2

THE SUPERVISOR:

3

Thank you, Michele. The next speaker is

4

Christopher Klose.

5

BY MR. KLOSE:

6

Thank you. Chris Klose from Echo Valley Farm

7

and my family's been on the farm since 1943,

8

and it is a privilege to serve on the Economic

9

Development Committee and support farming. I

10

want to share with you a moment in time. My

11

brother, Woody, about Red Hook, spent his life

12

here and loved every square inch of the valley

13

and the rolling hills that we've come to love

14

and admire and take for granted, and not long

15

before he passed, now six years ago, we sat

16

out in the back and looked around at our farm

17

which he had worked as hard as they could,

18

Peter, Elizabeth and their kids and we coming

19

and going from our lives as well cherished the

20

work on the farm as stewards only, he said to

21

me, Chris, look around. What do you see. I

22

just smiled as we all would, and he said for

23

years and years I've represented the Town and

24

we thought we had it right. We thought that

25

indeed development was the highest and best

1
2 use for the land. He got it wrong. We need
3 to save what we have and steward it carefully,
4 and I just want to repeat that for my friends
5 and my fellow neighbors, fellow farmers, all
6 of us passionate in our own ways about it, but
7 I really am supporting, personally, Centers in
8 Greenspaces Plan, and acknowledge the
9 incredible hard work that's gone into this.
10 Bill, thank you.

11 THE SUPERVISOR:

12 Thank you. The next speaker is Ken
13 Migliorelli.

14 BY MR. MIGLIORELLI:

15 Ken Migliorelli, Tivoli. I was on the
16 Comprehensive Plan at the on set and didn't
17 realize it was going this long. There's many
18 parts of it I do support. The one thing I'm
19 concerned about which Michele Greig didn't
20 address was the equity that might be lost with
21 some of the landowners, and speaking to some
22 of the Town Board members it seems like
23 there's room for adjustments in the plan which
24 I hope to see, and being on the Ag and Open
25 Space Committee that we could get involved in

1

2

some of that decision making. Thank you.

3

THE SUPERVISOR:

4

Thank you. The next speaker is Leigh

5

Cookingham.

6

BY MR. COOKINGHAM:

7

I represent the Cookingham family. We're not

8

100 percent sold on everything that is

9

proposed here. We have some concerns on the

10

financial end of it. Where is all this money

11

going to come, the development rights, we just

12

don't understand it. We were hoping that

13

somebody could pull us aside and explain it to

14

us individually and that hasn't happened yet.

15

Thank you.

16

THE SUPERVISOR:

17

Thank you. The next speaker is Jeff Anzevino.

18

BY MR. ANZEVINO:

19

Good evening. My name is Jeffrey Anzevino,

20

Director of the Land Use Advocacy for Scenic

21

Hudson, a 47 year old non profit environmental

22

organization separately incorporated land

23

trust dedicated to protecting and enhancing

24

the scenic, natural, historic, agricultural

25

and recreational treasures of the Hudson River

1
2 and its valley. Scenic Hudson is established
3 in Red Hook one of our most popular parks,
4 Poets' Walk and assisted the Town with its
5 goal of farmland protection by purchasing
6 development rights on nearly 1,800 acres of
7 farmland including preservation efforts that
8 matched financial support from Scenic Hudson
9 with funds from both the Town and Dutchess
10 County. Additional, Scenic Hudson has
11 supported local funding initiatives for the
12 purchase of development rights. The Town of
13 Red Hook is blessed with federal and state
14 designated districts that celebrate
15 outstanding scenic, historic and natural
16 resources and contribute to greater
17 biodiversity, as well as economic stability
18 and sustainability. In the interest of time I
19 won't list them all. You know them because
20 you live here. Scenic Hudson strongly
21 supports the Comprehensive Plan for Centers
22 and Greenspaces. The Centers and Greenspaces
23 approach is consistent with the principles
24 outlined in our publication, Revitalizing
25 Hudson Riverfronts, and it's consistent with

1
2 Dutchess County's Centers and Greenspaces
3 Plan. The adoption of this plan continues the
4 process of implementing the Town's
5 Comprehensive Plan recommendations which
6 express the community's vision for how Red
7 Hook should grow. We expect that the plan
8 will focus growth to areas with existing
9 infrastructure. Likewise, the plan safeguards
10 important open space, particularly
11 agricultural areas for local food production.
12 The Town of Red Hook has approached this
13 process very wisely by using several
14 techniques such as Purchase of Development
15 Rights (PDR) and conservation Subdivisions in
16 order to direct growth to appropriate areas
17 and ensure that future development is designed
18 in a manner compatible with Red Hook's
19 community character. The use of PDR also
20 provides a mechanism for landowners to be
21 compensated for the loss of development
22 potential. In conclusion, communities
23 throughout the Hudson Valley must find ways to
24 direct future development to existing built
25 areas and adjacent lands that are served with

1
2 infrastructure. This is especially true for
3 Red Hook which boasts an array of historic,
4 scenic, ecological and agricultural resources
5 potentially at risk from uncontrolled growth.
6 Scenic Hudson supports the Centers and
7 Greenspaces Plan and proposed amendments to
8 the zoning and subdivision law. Thank you
9 very much for the opportunity to make these
10 comments.

11 THE SUPERVISOR:

12 Thank you, Jeff. The next speaker is Paul
13 Fredericks.

14 BY MR. FREDERICKS:

15 My name is Paul Fredericks. I'm a resident of
16 Red Hook. I was part of the Comprehensive
17 Plan many years ago with Ken Migliorelli and a
18 lot of other people, and I'm on the Village
19 Planning Board. One of the things that
20 bothers me about -- well, it doesn't bother me
21 -- I think it needs an explanation. The
22 current zoning with the build out would be a
23 disaster, I'm not denying that. The proposed
24 action in my mind would also be a disaster.
25 What we have to consider is where we are now.

1
2 Where our people are now and how they can
3 afford to live in Red Hook. Our taxes are one
4 of the highest in the County and they're going
5 higher. A number of years ago the Economic
6 Development Committee predicted an increase in
7 taxes of 45 percent in five years. We are
8 going faster than that now. There are people
9 in the Village of Red Hook, senior citizens,
10 who are paying more than 20 to 25 percent of
11 their income towards real estate tax. People
12 are paying more money in real estate taxes
13 than they are in income tax. Now, if you lose
14 a job you don't pay a tax. If you lose a job
15 you still pay the income tax. What I would
16 like to see the committee do is come out with,
17 by Peter Fairweather, where this would take
18 us, what would be the impact financially, what
19 would be gained with the commercial growth. I
20 know there's 320,000 square feet. What does
21 that amount to in tax revenue, the 320,000
22 square feet retail commercial or does it
23 include apartments. Apartments are not really
24 a plus when you think of the tax base. I
25 think that should be considered and the people

1
2 should know to where we're going and can they
3 afford to live here. Yes, I believe in saving
4 the farms. I believe in saving the working
5 family farm. I would like to see more land
6 and farm production. We have a number of
7 farmers who are trying to do that now, but
8 then we have other people who farmed. We
9 should save farms. We should promote farms.
10 We should save the land and protect, but we
11 have to think about protecting the people too
12 and how do they live there. Then on another
13 note which Michele brought up in the 46 acres
14 down in -- you have lodging there. I don't
15 see why hotel cannot be substituted for
16 lodging in it's original zone rather than spot
17 zoning and changing that 46 acres to something
18 unique. Leave it the way it is so we can
19 develop it the best way for the Town of Red
20 Hook to find out exactly what we need to help
21 us with our tax base. Also, I think in the
22 picture will be helpful, a lot of people have
23 questions and they're looking for answers
24 about how things are going to impact them.
25 You heard some of the farmers mention that and

1

2

I think it would be a good idea if you had a

3

meeting where people could pose questions and

4

hopefully get an answer. Thank you.

5

THE SUPERVISOR:

6

Thank you. The next speaker is Brenda Cagle.

7

BY MS. CAGLE:

8

Brenda Cagle, Church Street Extension and

9

Chair of the Conservation Advisory Council.

10

The comments will be for that committee. The

11

CAC believes that, for the most part, the

12

Centers and Greenspaces Plan will have

13

positive environmental impacts for the Town.

14

We agree that the following have only positive

15

impacts on the environment as indicated in the

16

DGEIS. The estimated decrease in build out

17

potential of the proposed plan compared to the

18

current zoning is significant. The build out

19

analysis of the study area shows that under

20

existing zoning the estimated number of

21

additional residents would be about two times

22

greater than the number of additional

23

residents projected with the proposed zoning.

24

This additional population would use about 1.1

25

million more gallons of water per day and take

1
2 almost 22,000 more vehicle trips per day than
3 the water used and trips taken by the
4 additional population estimated with the
5 proposed zoning. The new Agricultural
6 Business District provides a zone where
7 agriculture can flourish. Incentive zoning
8 provides a mechanism for establishing funds to
9 preserve agricultural lands and open spaces, a
10 priority goal in the Town's Comprehensive
11 Plan. The Traditional Neighborhood District
12 or TND uses smart growth techniques to
13 encourage a walkable vibrant neighborhood
14 where goods and services are nearby rather
15 than the sprawl type of development that
16 current zoning encourages. The proposed
17 conservation subdivision regulations with the
18 four step design process better protects
19 natural resources by first identifying
20 features to be preserved and then designing
21 for development. For major subdivisions a
22 resource analysis map would be required during
23 the pre-application process so that natural
24 resources to be protected can be identified
25 early making the planning process speedier for

1
2 the applicant and the resources better
3 protected. Proposed increased density in the
4 southern portion of the Town does have some
5 negative environmental impacts, also noted in
6 the DGEIS. Because of concerns about water
7 quantity and quality the Chazen Companies were
8 commissioned to conduct a water resource
9 assessment on the impacts of the Centers and
10 Greenspaces Plan. The report determined that
11 there is sufficient sustainable aquifer
12 recharge to supply the cumulative water
13 demands of this plan, the proposed Village
14 plan, Anderson Commons, Red Hook Commons, and
15 Knollwood Commons. Increase in impervious
16 surfaces in the TND was considered in this
17 determination. The report also stated that by
18 suing sustainable stormwater management
19 practices recharge rates could be improved.
20 The CAC recommends that study of low impact
21 design stormwater management techniques
22 continue and be implemented. Most of the TND
23 lies over the Village's well field recharge
24 area. Therefore, the report did recommend
25 that a stronger aquifer ordinance than exists

1
2 today be adopted by both the Town and the
3 Village. We ask the Town Board to follow this
4 recommendation so that our aquifer is better
5 protected before development in the proposed
6 TND begins. Although the proposed new zoning
7 in the Village is not yet complete we hope
8 that the Village will adopt an aquifer
9 ordinance. We also want to note that there is
10 an Office Industrial sub district in the TND,
11 but this district is located south of Rokeby
12 Road and is outside of the aquifer recharge
13 area. Also, with regard to aquifer protection
14 the study stated that wherever domestic wells
15 and septic systems are in use parcel sizes
16 should at a minimum meet average sizes
17 recommended by Dutchess County Water and
18 Wastewater Authority's septic density study.
19 We recommend that these guidelines be followed
20 throughout the Town, and, in conclusion, the
21 CAC was represented on the Task Force
22 throughout the years of preparation of this
23 plan and we would like to thank the Board for
24 this opportunity. We will help in any way we
25 can to address environmental concerns that may

1

2

arise throughout the review process of the

3

Centers and Greenspaces Plan. Thank you.

4

THE SUPERVISOR:

5

Thank you. I would like to take a second to

6

acknowledge Donna Wells who is our court

7

reporter who is getting every word and there

8

will be a transcript of this available for

9

you, so thank you, Donna. I meant to

10

acknowledge you at the very outset, and if

11

you're able to speak a little slowly it helps

12

Donna catch every word. The next speaker is

13

Nick Anus.

14

BY MR. ANUS:

15

Hi. I'm Nick Anus. I'm a naturalized citizen

16

of Red Hook, that is, I wasn't born here.

17

I've lived in other communities in the San

18

Francisco Bay area, and I've seen just in the

19

short time I was there, 23 years, I've seen

20

areas that were almost 100 percent farming

21

turn into nearly 100 percent commercial

22

residential in just two decades, so I know

23

what can happen if the demand is here. I

24

listened to certain people say that we need

25

commercial development here to increase our

1
2 tax base and it's unfortunate. I have this
3 sense that much of the planning, the future
4 planning for Red Hook is tax driven rather
5 than what the people want. I really think
6 what the people want has not been considered.
7 I see Red Hook primarily as a farming
8 community that has somewhat grown into a
9 bedroom community. Some people want to
10 increase commercial development, commercial
11 development will bring jobs, jobs will bring
12 more people, more people bring more houses and
13 you get into the cycle that's just going to
14 make this Town increase. I can't imagine
15 anybody that's come to the Town of Red Hook
16 and say this place is too small. It really
17 needs to be grown. Why don't we increase its
18 size by another 20 or 50 percent or something.
19 I don't understand why a Town can't stay the
20 size it is. I don't understand why growth is
21 necessary. I don't understand this drive for
22 growth, why we need more of this more of that,
23 more houses, more people, more jobs. If
24 that's what you want I think people ought to
25 pack up and go somewhere else. The other

1
2 thing I see, if you look at the beneficiaries
3 of some of this, if you develop this Town and
4 start to grow this Town there are only two
5 people that are really going to benefit from
6 this. One is the business people that live
7 here. It may improve their business demand,
8 and the second is anybody that's in a position
9 to sell their real estate and get out. Those
10 are the two people. The rest of the people I
11 can't understand why someone who wants to live
12 and die in this community say well, I sure
13 like it to get bigger. Those are my comments.

14 THE SUPERVISOR:

15 Thank you. The next and last speaker, unless
16 we have another round of speakers, is John
17 Colburn please. I think we tired him out. Is
18 there anyone here who wishes to speak, Rich
19 Biezyński.

20 BY MR. BIEZYNSKI:

21 I'm Richard Biezyński from Northland Farms.
22 I'm glad Michele answered just about all my
23 questions. The 900 houses was not exactly
24 zoning. It's what's going to happen if we
25 have a sewer system. But like Kenny said,

1
2 it's the economics. The devil's in the detail
3 as was mentioned last time. We really want to
4 know what's going to happen with these
5 transfer of development rights. That's the
6 sticking point right now and we're supposed to
7 meet with Bill O'Neill, and we want people to
8 discuss that, what exactly, because most of
9 the landowners don't understand this transfer,
10 how it's going to work, and we want it
11 clarified exactly what the plan is on that
12 because we want to keep farming, and I want my
13 son to keep it, but there's equity in that
14 because when he goes for a loan he's got to
15 have something to show of value so that is
16 very important, otherwise farmers will leave
17 because they can't get the loans, especially
18 young farmers and remember that so we want to
19 clarify that. It's the most important thing
20 right now. We discussed a lot of different
21 things on this zoning and changes have been
22 made and I'm grateful for it, but that's where
23 I am. I'm stuck on that as everybody well
24 knows. Thank you.

25 THE SUPERVISOR:

1

2

Thank you. John Douglas please.

3

BY MR. DOUGLAS:

4

This plan, the portion I'm very concerned

5

about is you're going to be taking development

6

rights from, like, say, Mr. Richard

7

Biezynski's farm and you're going to take it

8

and allow Mr. -- or whoever owns the property

9

-- to have more homes built on that parcel

10

because Mr. Richard Biezynski has given up the

11

right to build homes on his property and he

12

gets some kind -- the problem is that whoever

13

does this is now going to have the right to

14

build a large amount of homes that are going

15

to be jammed together and the one plan I read,

16

and I haven't read the latest draft. I read

17

the draft a long time ago, is that you walk

18

out your front door and you're approximately

19

10, 15 feet from the curb of the road and you

20

don't park your car in front of your house

21

because you have to park it around the corner

22

in some kind of parking lot area, and your

23

house is maybe 30 feet wide and then the house

24

is butted up next to your home and you're on a

25

small lot and that's not Red Hook, and neither

1
2 is 200 homes jammed together. That's not Red
3 Hook, and the problem here is that a little
4 developer's not going to build just -- he's
5 not going to do this. You're going to get
6 some big developer and he's going to come in
7 and he's going to build these 200 homes and
8 they're going to be fast and quick, and it's
9 going to be done and then we're going to get
10 200 new homeowners, and then the school
11 district's going to say wait, we don't have
12 room for these people, and that's only one
13 development. If I understand it, you may have
14 changed it. I haven't read it in a long time.
15 There's a portion that I believe is on the
16 Cookingham's property too and there's
17 approximately, if I understand this plan
18 correctly, 600 potential homes being built at
19 three different locations, 200 in each
20 location. I may have all these numbers
21 incorrect, but those are the numbers I seem to
22 remember when I read it a long time ago.
23 That's my biggest fear is we're jamming a lot
24 of people into a very small area, and a very
25 concentrated area, and do we really want this

1
2 folks. The last time the Town Board came and
3 Mr. Clark come in with a plan on Mr.
4 Anderson's property the Town Board proposed
5 and what happened, the developer took the plan
6 and ran with it, and now he's been in the
7 Planning Board for many years discussing this
8 plan. We may have never had that plan if the
9 Town Board never took the initiative to
10 develop it in the first place. Now the Town
11 Board's doing this again, developing a new
12 plan, and this only means that some new
13 developer is going to come in and say well,
14 this is what the Town of Red Hook wants. Is
15 this really what we want? Do we really want
16 this? Really think about this. Thank you.

17 THE SUPERVISOR:

18 Anyone else who wishes to speak? Yes, Mr.
19 Anderson.

20 BY MR. ANDERSON:

21 Ken Anderson. I'm not sure I can say what I
22 wish to say because my words probably don't
23 come together like I would like them to, but I
24 looked at the conclusion of your plan and
25 there was two very important points here. To

1
2 preserve the Town, first of all, rural
3 character. It's easy to say, but how do we go
4 about doing that. First of all, in order to
5 preserve this rural Town don't we have to
6 preserve the farmer who's trying to operate
7 his land and the costs of doing so today are
8 extremely high for a farmer. It's high for
9 most all of us because we all have taxes to
10 pay and various expenses, but to preserve this
11 Town's rural character I really question what
12 we're doing. I guess I haven't seen or heard
13 anything that really convinces me that we've
14 got a real Comprehensive Plan that's going to
15 benefit the farmer, benefit us and our rural
16 land, and surrounding Red Hook, and what are
17 the benefits of this Town to preserve this
18 Town's rural character. The other thing is
19 locate new development adjacent to the
20 Village. That sounds good. It sounds easy,
21 but it's very difficult in Red Hook today to
22 do really any kind of development. Now, I'm
23 all in favor of controlled development. I
24 think that's very important. How we go about
25 it is probably going to turn out to be very

1
2 costly to the developer, and I think we're
3 finding -- I know myself -- finding that we
4 can't afford to do development in Red Hook.
5 Just why, there's so many factors involved,
6 and in order to get a development plan, I can
7 speak from experience. I spent four and a
8 half years of my current development plan and
9 I'm still not anywhere's near the end of it.
10 I don't know how we survived these four and a
11 half years, but we're still hanging in there.
12 I think we've got a good plan that compliments
13 the new development adjacent to the Village,
14 and there's a lot of people that I meet on the
15 streets and say when are we going to see this.
16 I said well, I've gone through probably four
17 developers already. I still don't have one
18 that's really secure, but we're getting there,
19 but it's taking a long time, and it's very
20 costly. So just how we go about this total
21 plan preserving the rural atmosphere while
22 encouraging development, what incentives are
23 there for a developer that the Town is going
24 to try to attract him to come into our area
25 and work with us with our zoning and we

1

2

probably have -- our current zoning needs

3

updating badly, and we're in the process of

4

doing that and we're making success I think,

5

but is it really going to benefit us all in

6

the end. I question that. I really do. I

7

wish I had an answer, but I really don't.

8

Thank you very much.

9

THE SUPERVISOR:

10

Thank you. Anybody else that wishes to speak?

11

Paul, you have some more comments?

12

BY MR. FREDERICKS:

13

I understand the farmers concern and what is

14

happening with this plan, and their problem

15

basically is if they have a bad year of crops

16

and they go to the bank now because the land

17

unfortunately can't be developed the banks

18

will lend them money. They're not lending

19

them money because they don't have an income.

20

Do we almost have to set up a bank in Red Hook

21

for the farmers to when they're in trouble

22

because what we're doing now is we're changing

23

into large lot development. Our incentive

24

zoning which means they have to sell their

25

development rights -- I've been checking with

1
2 some bankers. They will not lend money to a
3 farmer if development rights have to be sold.
4 The only way you really save farmland is by
5 saving the working farmer. The man who tills
6 the land, who puts it into production, and
7 produces crops. We're not doing that, and I
8 think that should be an important part of what
9 we're considering and that's why the farmers
10 are concerned. What do they do? They have to
11 sell out to someone whose income is not coming
12 from farming. Thank you.

13 THE SUPERVISOR:

14 Thank you. Anyone else? Yes, sir.

15 BY MR. TURGEON:

16 My name is Dan Turgeon. I'm a teacher and I'm
17 quite appreciative of the conversations
18 tonight. This is my first meeting I've
19 attended, and I really think everyone's
20 comments are pretty much spot on. I think a
21 great resource as the presentation pointed out
22 is the rural characteristic of Red Hook. In
23 terms of farmers, New York State is the best.
24 We in New York State lose one farm every three
25 days. If New York State was left unto its own

1
2 it would only be able to feed about 30 percent
3 of its population and the future of farming is
4 the ability to feed yourself. Take a look at
5 a Town like Rhinebeck, it's booming on the
6 weekends and certainly part is the
7 restaurants, the farmers markets, the interest
8 generated from people knowing where the food
9 comes from is probably one of the biggest
10 growing trends in this area today, and it's so
11 important that we do support these farmers. I
12 think controlling growth is important and
13 basically enabling rural characteristic to
14 continue to foster and continue to grow is of
15 utmost importance, not just for five years
16 out, ten years out, but really you need to
17 start thinking 20, 25 years out. Our food's
18 not going to be traveling as far. People are
19 -- just because of the health epidemic in this
20 country more and more people want to know
21 where the food comes from, and I think we have
22 such a unique circumstance here. I think our
23 bucket of gold is in the fact that we do have
24 so many farmers in the area, and it's of the
25 utmost importance that we support them. Thank

1

2

you.

3

THE SUPERVISOR:

4

Thank you, sir. Anyone else? Christopher

5

Klose.

6

BY MR. KLOSE:

7

Thank you for the comments. I appreciate

8

them. For ten years in my professional career

9

I worked all over the United States one end to

10

the other top and bottom farming for trade

11

associations for large industry and it's

12

industrial agriculture. That's what you're

13

talking about. Industrial agriculture's a

14

wasteland. You go from Chicago west to the

15

coast what you see is the result of the

16

industrialization of everything in America.

17

You're right. What we have here and what

18

everybody's spoken to, Paul, thank you for

19

your comments, Ken, thank you, this is

20

something that we need to tussle with, and

21

we're almost there. I can hear it, and it is

22

and that's why our statement we believe is the

23

policy statement that points to the future is

24

rooted deeply in our rural character which is

25

absolutely precious and fragile. You can look

1
2 at what's happening here. Nick, he's right.
3 Look what happened in the San Francisco Bay
4 area in 20 years. That's going to happen
5 here. We say no, because we take it all for
6 granted what we see around us, but look at
7 Hyde Park. It goes very fast, so I think
8 we're almost there. I can hear it and I can
9 feel it. The consensus is tough, but we can
10 get there. They're issuing equity. Indeed,
11 we have our own form of equity issued.
12 Indeed, where is the money going to come from.
13 How do we live in a world surrounded by the
14 people, but they've done that very well in New
15 York City for many, many years. Rhinebeck
16 booms on the weekends because of the strength
17 of its farms and we can do the same and we
18 are. It's an extraordinary opportunity we
19 have and thank you.

20 THE SUPERVISOR:

21 Thank you. Anyone else wish to speak tonight.
22 We're kind of at the end of the public comment
23 period, and I guess I need some direction from
24 our attorney and planner as to the Board's
25 resolution.

1

2

BY MS. CHALE:

3

So the Board's next action, what you can

4

consider I think in sequence is you have a

5

Comprehensive Plan hearing open which is your

6

second hearing on the Comp Plan. You could

7

move to close that hearing and then you also

8

have the hearing that you're holding on the

9

DGEIS that was continued from last time. You

10

can also then move to close that DGEIS hearing

11

and what would happen after is that Michele

12

would proceed to begin to draft the responses

13

to the comments. That would become part of

14

your next step. We will have a period, if you

15

close the hearing you will have a period of

16

ten days which would be until July 19th, I

17

believe, because of the weekend, for people to

18

submit written comments.

19

THE SUPERVISOR:

20

So we've been advised that we can close both

21

hearings tonight, both the DGEIS and the Comp

22

Plan proposal, and we have ten days. There

23

are ten days that people can continue to

24

submit comments that will be part of the

25

consideration and the record for the Draft

1

2

Environmental Impact Statement. So maybe the

3

Board could discuss this. Do we have an

4

agreement that we wish to close the DGEIS, the

5

Draft Environmental Impact Statement?

6

BY MR. COLGAN:

7

I have a question for Chris. If we close the

8

hearings tonight then we have other hearings

9

that we have to have.

10

BY MS. CHALE:

11

That will be on the Local Law for the Zoning

12

Law, yes.

13

BY MR. COLGAN:

14

The Zoning Law?

15

BY MS. CHALE:

16

Yes.

17

BY MR. COLGAN:

18

And then we will have the final DGEIS. Are

19

there any hearings on that?

20

BY MS. CHALE:

21

No.

22

BY MS. GREIG:

23

There's a comment period.

24

BY MR. COLGAN:

25

There's a comment period on what we've done

1

2

tonight, correct?

3

BY MS. CHALE:

4

No.

5

BY MS. GREIG:

6

There's a hearing on the Final Generic Impact

7

Statement.

8

BY MS. CHALE:

9

So the Final Generic Impact Statement will be

10

prepared and then you would take comments.

11

BY MR. COLGAN:

12

We would take comments on it, but not in the

13

form of a hearing, in the form of written

14

comments.

15

BY MS. CHALE:

16

Correct.

17

BY MR. COLGAN:

18

And then the next thing that would happen

19

would be the hearing on the actual zoning.

20

BY MS. GREIG:

21

And the subdivision regulations.

22

BY MR. COLGAN:

23

And the subdivision regulations. Okay. And

24

that is unscheduled as of yet.

25

BY MS. CHALE:

1

2

That could be happening concurrently.

3

BY MR. COLGAN:

4

Okay. But we're not setting that now.

5

BY MS. CHALE:

6

We can discuss that scheduling at our next

7

meeting.

8

BY MR. COLGAN:

9

Okay. Thank you.

10

THE SUPERVISOR:

11

Bill, do you want to comment?

12

BY MR. O'NEILL:

13

No. I just want to move to close the hearing.

14

BY MR. FREDERICKS:

15

I have a question about the economic study,

16

you were there when we did that a few years

17

ago about where we are and where we are going.

18

Will that be done now or is it --

19

BY MS. GREIG:

20

That was updated and included in the Appendix

21

of the DGEIS.

22

BY MR. FREDERICKS:

23

Pardon me?

24

THE SUPERVISOR:

25

She said that has been updated and it is

1

2

appended to the current DGEIS.

3

BY MR. FREDERICKS:

4

I couldn't find it.

5

BY MS. GREIG:

6

I think it's the final appendix.

7

BY MR. FREDERICKS:

8

That's why I brought up the question before, I

9

could not find it.

10

BY MS. GREIG:

11

I'll check and make sure. It should be on

12

line.

13

THE SUPERVISOR:

14

We're relatively sure that we have it and is

15

part of this statement to answer that

16

question. Do any of the other Board members

17

wish to have anything to say while we're in

18

discussion period? Jim.

19

BY MR. ROSS:

20

Well, personally, I would like to keep the

21

public hearing open and adjourn it on the

22

DGEIS, at the very least, until our next

23

official meeting with an announcement that

24

tonight is probably not the best night because

25

of the heat that people might want to comment

1

2

and might not want to come out tonight knowing

3

that it's here in the gymnasium and there's no

4

air conditioning, and so therefore I feel in

5

all fairness, in my mind, to keep it open at

6

least until our next official meeting which is

7

next Tuesday.

8

THE SUPERVISOR:

9

So you're proposing to leave both hearings

10

open until Tuesday July 13th; is that correct?

11

BY MR. ROSS:

12

Correct.

13

THE SUPERVISOR:

14

When we would meet again at Town Hall to

15

entertain any additional public comments

16

before closing the public hearing. Does

17

anyone have any objection to that?

18

BY MR. O'NEILL:

19

I think we should just close it tonight.

20

BY MR. COLGAN:

21

We have two more weeks left of written

22

comments in any case, so we will continue to

23

get comments.

24

BY MS. STRAWINSKI:

25

Will we be reading those written comments at

1

2

the next meeting?

3

THE SUPERVISOR:

4

I don't think that was our intention.

5

BY MR. ROSS:

6

We have 12 days according to what Sue read.

7

BY MR. COLGAN:

8

They'll be part of the public record.

9

THE SUPERVISOR:

10

We have ten days from the point at which we

11

close the hearings, so if we were to extend it

12

to the 13th of July then we would have to July

13

23rd, is that right, to receive public

14

comments?

15

BY MS. CHALE:

16

That's correct.

17

THE SUPERVISOR:

18

That's only an additional five days really.

19

It's not a huge difference to me.

20

BY MS. STRAWINSKI:

21

Except that that's after our meeting on the

22

21st.

23

THE SUPERVISOR:

24

We meet July 13th. What you're proposing is

25

that we extend this five more days until July

1

2

13th, Tuesday, at Town Hall when people could

3

attend that business meeting and we could open

4

this to public comments for these two

5

hearings, if there is further public comments,

6

and then move into the business meeting. Is

7

that what you're proposing, Jim?

8

BY MR. ROSS:

9

Yes.

10

THE SUPERVISOR:

11

I don't have a problem.

12

BY MR. O'NEILL:

13

Why do that?

14

THE SUPERVISOR:

15

To give people an opportunity who couldn't

16

come out in the heat.

17

BY MR. ROSS:

18

It's been a very confusing issue to the

19

public, what public hearing we are having,

20

which one we are closing.

21

BY MR. O'NEILL:

22

My only thought is that you're liable to get

23

people that they like to listen to themselves

24

talk and you'll end up in a two to three hour

25

public hearing at the time you're having your

1

2

business meeting. Is that what you want to

3

do?

4

BY MR. COLGAN:

5

I have the impression that people tonight had

6

a pretty good idea of what's going on.

7

BY MR. ROSS:

8

That's true.

9

THE SUPERVISOR:

10

I don't think five days is a big deal,

11

frankly. It doesn't make a difference to me.

12

BY MR. ROSS:

13

Tonight was an hour and a half and most of the

14

commentators were the same commentators that

15

we had at the last meeting.

16

BY MR. O'NEILL:

17

Will they be the same ones at the next

18

meeting?

19

BY MR. ROSS:

20

They very well may be but it's a little more

21

publication of it, not to mention the fact, as

22

I said, that the weather may have discouraged

23

people.

24

BY MS. STRAWINSKI:

25

We may have that same weather in five days.

1

2

THE SUPERVISOR:

3

Let's reach some sort compromise where, if I

4

may, suggest that we agree to keep the

5

hearings open until 7:30 at Town Hall on

6

Tuesday, July 13th, when we will dedicate 45

7

minutes for additional public comment and that

8

is to say public comment that has not yet been

9

recorded and stated. Not people reading the

10

same thing, but people who have not been heard

11

or views that have not been heard, and I think

12

45 minutes should do it if we offer three

13

minutes per person and then we'll move into

14

the business meeting that night. Is that

15

complicating anything legally or from a

16

planning point of view?

17

BY MS. CHALE:

18

You're going to need to have the steno there

19

again.

20

BY MS. GREIG:

21

I will not be able to attend.

22

THE SUPERVISOR:

23

And you will not be able to attend?

24

BY MS. GREIG:

25

I don't think so.

1

2

THE SUPERVISOR:

3

If we have a stenographer will that meet the

4

need?

5

BY MS. STRAWINSKI:

6

What's the cost?

7

THE SUPERVISOR:

8

I think the cost is probably \$400.

9

BY MS. STRAWINSKI:

10

I think most of the concerns that we're

11

hearing tonight have more to do with zoning

12

than the Draft Environmental Impact Statement

13

and I'll second to Bill's motion to close the

14

public hearing.

15

THE SUPERVISOR:

16

There's been a motion to close the public

17

hearing, both public hearings is your motion?

18

BY MR. O'NEILL:

19

Yes.

20

THE SUPERVISOR:

21

And that's a second to close both?

22

BY MS. STRAWINSKI:

23

Yes.

24

BY MR. ROSS:

25

As a part of that motion could it be very

1

2

clear as to what public hearings are closed?

3

When you say both public hearings nobody knows

4

what we're talking about.

5

BY MR. O'NEILL:

6

The Comprehensive Plan and the DGEIS.

7

THE SUPERVISOR:

8

It's the Draft Environmental Impact public

9

hearing and the Comprehensive Plan proposal,

10

proposed amendments to the Town's

11

Comprehensive Plan, and the motion is to close

12

both of those public hearings tonight. That

13

does not mean there won't be time for further

14

comment on the actual plan itself.

15

BY MS. STRAWINSKI:

16

Yes.

17

THE SUPERVISOR:

18

This has to do with the environmental impact

19

of the plan. I could go either way. So we

20

have a motion and a second. Any further

21

discussion? All in favor?

22

BY MR. COLGAN:

23

I'm inclined to agree that we should close it

24

tonight. With the difficulties that we see

25

here I think it would not be an effective

1

2

continuation and we wouldn't have the proper

3

people there and a great deal of expense. I

4

will vote aye.

5

THE SUPERVISOR:

6

Motion to second and an aye. Jim Ross?

7

BY MR. ROSS:

8

No.

9

THE SUPERVISOR:

10

And I will vote yes. I think it's fine. For

11

our purposes we will have ample time to hear

12

other concerns at another public hearing.

13

This won't be the last one.

14

BY MS. CHALE:

15

Madam Supervisor, could I just ask you to

16

reiterate then that as you voted to close the

17

public hearing you will be receiving public

18

written comments until the 19th, if you would?

19

THE SUPERVISOR:

20

Yes. Just for the sake of everyone who still

21

needs to be reminded, we will be receiving

22

public comments from the public from anyone

23

until July 19th on the Draft Environmental

24

Impact Statement, so the opportunity is still

25

there and available. We are open Monday to

1
2
3
4
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7
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10
11
12
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14
15
16
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21
22
23
24
25

Friday and the Town Clerk or I will receive
comments until July 19th, and then those
comments will be taken into consideration for
the Final Environmental Impact Statement. So
I guess we can declare the hearing closed.

BY MS. STRAWINSKI:

So moved.

THE SUPERVISOR:

It's been moved, second and voted and the vote
was four to one. Thank you all for coming.

BY MR. COLGAN:

We can close our meeting.

THE SUPERVISOR:

I move to adjourn.

BY MR. COLGAN:

Second.

THE SUPERVISOR:

All in favor?

BY THE BOARD:

Aye.

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2
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NOTES