

## RED HOOK TOWN BOARD MEETING

May 31, 2011

A special meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened in public session at the Town Hall, 7340 South Broadway, Red Hook at 7:30 p.m.

Present: Supervisor Sue Crane  
Councilman James Ross  
Councilwoman Micki Strawinski  
Councilman Harry Colgan  
Councilman William O'Neill  
Town Clerk Sue McCann

Also present: Victoria Polidaro, Attorney  
Michele Greig, Greenplan  
John Clarke, D.C. Planning

Supervisor Crane welcomed everyone to the meeting and opened with the Pledge of Allegiance. She explained that the purpose of the meeting is to review the changes to the proposed local law. Following the discussion comments will be taken from the public.

Town Clerk McCann read the news brief about the special meeting.

Supervisor Crane referred to the summary of revisions from the Town Planner. She began the review with the Board and asked Michele Greig, Greenplan, if she had anything to add.

Michele gave her recommendations.

John Clarke, D.C. Planning, gave his input regarding some of the proposed zoning amendments. He presented a map and gave examples of various situations regarding the 40 acre part of the proposed amendments.

Councilman Ross understands the options and feels it is important to go with what the farmers want and likes what was referred to as Option 3.

Councilwoman Strawinski likes Option 4 but is open to what the farmers have to say.

Councilman Colgan would like to preserve as much open space as possible but understands the concern of the farmers. He prefers Option 1.

Councilman O'Neill also prefers Option 1. He asked Michele Greig's take on the compromise. Michele explained what the various options would mean.

Al Trezza explained his option and gave reasons to substantiate it.

Rich Biezynski explained what he is looking for regarding equity and options for farmer's property.

Norman Greig asked for clarification of the map used for the presentation.

Al Trezza told John Clarke that he likes all the options. They give landowners something to think about.

Paul Fredricks brought up the issue of taxes after creating individual lots.

The Board continued their discussion of the proposed zoning.

Supervisor Crane commented that it was agreed that when we get to the point of going to a public hearing and the Board makes a decision where we think we satisfied most people's concerns, we are going to move to adopt the zoning. We recognize that there may be an error that would need correction. This is not forever. The best we can do is to try to help people get what they need in order to stay farming, promote farming and allow for farming. We cannot delay this vote for the next six months. We have to make a decision, this is costly. We want fair and equitable support for our major industry which is farming. So far we haven't heard too many arguments about that. It makes no sense to drag this out.

Richard Hansen feels questions should be answered now because you will not correct them later. Supervisor Crane said a public hearing is coming up.

Councilman Colgan would like no tax impact whatsoever.

The Board moved on to discuss the Traditional Neighborhood District.

Michele Greig clarified changes to the TND.

Supervisor Crane referred to a parcel on Route 9. Should it remain in the RD 3 or should it be in the AB District. She asked the Board for their opinion then asked Jim Stagias if he has made a decision.

Jim Stagias he'd like two parcels to stay in the RD 3 and two parcels in the ABD.

The Board clarified where each parcel is sited.

Jim Stagias feels there is better usage in the RD3 for one of his parcels. He spoke about having and inn on one parcel.

The Stagias parcels were discussed at length.

Mr. Stagias wants to remain in the RD 3 district and may consider two parcels in the AB District. Supervisor Crane clarified that they'd leave all parcels in the AB District. She explained that there will be an opportunity for it to be modified if needed. We are trying to identify the zones for Mr. Stagias' parcels.

Paul Fredricks spoke about stand alone restaurants.

Joe Rossi has been watching this for the last couple of years. He thinks there is fewer than ten farmers make a living farming. We only have about ten properties that are over 100 acres. The problem is we are not talking with those people who have 15, 18, 25 acres in the AB District. Those people are never going to make money on their property. Most bought that property to retire on with the idea that they can part-time farm or subdivide a lot or two. This law is taking that dream away. He doesn't see anything being addressed for the smaller acreage. It is hard to make \$10,000 for the agriculture exemption on 25 acres. With livestock it's even harder. A lot of people will move out over time because they won't be able to afford to live if they cannot subdivide some of their property. There are a lot of people being affected and nobody is talking to those people. He's never gotten answers to his questions about how this will change his taxes, his assessment, or how will this change the value of his property and his ability to sell it. There are a lot of people who don't know yet how this is going to affect them. The majority of the farmers in Red Hook are part-time and some are barely making any money. They're doing it for the lifestyle. They'll have a hard time if they can't keep the equity in their land.

The Board took a break at 9:08 p.m. The meeting resumed at 9:22 p.m.

Supervisor Crane said that there are some questions that have to be resolved in terms of language. The Board discussed the options and terms of the language.

Al Trezza referred to a comment made by Councilman Ross and said he made a good point. You are not fragmenting the farm as much as you are the ownership. The farmland remains the same, it is contiguous and in reserve. It's not going to change.

The Board discussed the issue regarding 40 acre parcels and conservation easements.

Michele explained the wording in the proposed zoning. She will make changes and initial them.

Supervisor Crane asked if there were any other concerns to take into account before moving on to setting a public hearing. If we make minor revisions we don't have to start all over.

Victoria Polidoro, Attorney explained a decision has to be made on a case by case basis. If you are changing a date or a typo you don't need a public hearing. If a change is substantive you will.

Jim Sheehan has two parcels which together are 102 acres. He is in the AB District but wants to know if he is included in the option regarding the 100 "plus".

Councilwoman Strawinski said no, it is two separate parcels.

Councilman Colgan said many farmers have many parcels.

The Board discussed the issue.

Richard Hansen explained that those two parcels are contiguous.

Councilman Colgan said the zoning relates to parcels, not to a farm.

The Board had no comments regarding the changes and were prepared to go to public hearing.

Supervisor Crane asked how many lots Mr. Sheehan had in the Ag. Business District.

Michele Greig responded he has two lots in the AB District which total over 100 acres.

Supervisor Crane asked if setting the public hearing for June 22 will be enough time for changes and if the Board could pass it that night.

Attorney Polidoro told her we have to allow thirty days from when the Town Clerk sends notice to Dutchess County Planning and the Planning Board. They have 30 days to respond. The public hearing is going to be before the end of that 30 day period so you may want to keep the public hearing open or close the public hearing but wait until you hear all comments.

Michele Greig marked and initialed the changes made at the night's meeting and gave it to Town Clerk McCann.

Supervisor Crane read the resolution regarding the adoption of Local Law C.

### **RESOLUTION 2011 # 57**

RE: ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING THE ADOPTION BY THE TOWN BOARD OF THE TOWN OF RED HOOK OF LOCAL LAW C (Proposed) OF 2011

On a motion of Supervisor Sue Crane seconded by Councilman Harry Colgan moved to set the public hearing for June 22, 2011 at 7:45 p.m.

Adopted	Ayes	5	Crane, Ross, Strawinski, Colgan, O'Neill
	Nays	0	

Copy Attached

Supervisor Crane read the resolution regarding the adoption of Local Law D.

**RESOLUTION 2011 # 58**

RE: ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING THE ADOPTION BY THE TOWN BOARD OF THE TOWN OF RED HOOK OF LOCAL LAW D (Proposed) OF 2011

On a motion of Supervisor Sue Crane seconded by Councilman Harry Colgan moved to set the public hearing for June 22, 2011 at 7:45 p.m.

Adopted      Ayes   5      Crane, Ross, Strawinski, Colgan, O'Neill  
                 Nays   0

Copy Attached

On a motion of Councilman Colgan seconded by Councilwoman Strawinski moved to adjourn the meeting at 9:50 p.m.

Adopted      Ayes   5      Crane, Ross, Strawinski, Colgan, O'Neill  
                 Nays   0

Respectfully submitted,

Sue McCann, Town Clerk