

RED HOOK TOWN BOARD MEETING

February 3, 2015

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 7:00 p.m.

Present: Supervisor Sue Crane (arrived 7:45 p.m.)
Councilman Harry Colgan
Councilman William O'Neill (left 7:45 p.m.)
Councilwoman Brenda Cagle
Town Clerk Sue McCann
Absent: Councilman James Ross
Also Present: Attorney for the Town Christine Chale
Recreation Director John Kuhn

Councilman O'Neill welcomed everyone to the meeting and opened with the Pledge of Allegiance.

Councilman O'Neill explained we are having a special meeting tonight with representatives from Recreation Park of Red Hook Inc. (pool) a not for profit privately operated pool which is funded through membership fees and donations. Mark Graminski, engineer for the proposed project presented an illustration of the existing pool property explaining a subdivision done in 1995. The balance of the property, about 30 acres, is the Town's recreation park. He explained plans for an indoor pool. Using the existing pool is not an option because the pool is almost 50 years old. The engineers suggested putting the new pool adjacent to the existing pool. Leaving the existing pool in place will also allow for income to be generated ensuring the pool survives. They are true bare bones not for profit.

Councilman Colgan asked about the boundaries.

Mark Graminski pointed them out.

The plans are in the beginning stages and there are multiple issues to be addressed. A feasibility study was done. In regard to the zoning of the property, it is in a residential zoning district. He addressed the possible issues related to that zoning. In order to make improvements it may have to fall under the condition of special permit. He explained specifics in order to give a history of what has been done so far. They've been to an Intermunicipal Task Force meeting who gave them some input, then came up with a footprint of the pool which he presented to the Board. At this point he sees the critical issue as being will the Town offer some assistance to allow the project to proceed and how do they do it legally.

Councilman Colgan asked about the legal issues.

Mark referred that answer to Attorney for the Town Christine Chale who he had a conversation with him previously about the best way to precede.

Attorney Chale said that when she spoke to Mark she suggested that they think about an actual zoning amendment to address a particular use. This use is probably only permitted in a commercial zone. She explained part of our zoning law and suggested addressing a variance.

Conveying the property over and then having a long term lease was discussed. Not an option.

John Kuhn, Recreation Director, commented that it might get around the zoning issue but if it becomes part of the park, they would lose control over it and it could only be changed by legislative approval from the State. He has information in his office explaining the laws.

Attorney Kevin Wade commented that it is a messy project and views it as a partnership in terms of a community program. He commented that they only exist because the Town allows them to park on Town land. He further commented that the deal crafted in 1995 was crafted entirely for the benefit of the Town. In the 25 years prior, the Town developed that park on a dollar a year lease. The pool is left with a property it cannot develop. It purchased the land for \$150,000. It is a program for the entire community. There will be a fee structure to pay the bills. He doesn't see it as purely separate from the Town.

Attorney Chale explained the strategy of overcoming zoning. How would you want to deal with the zoning issues?

Recreation Director John Kuhn clarified how the Town's recreation park was developed. All of the development of the park outside of the pool came from land/water conservation grant money administered by NYS Department of Parks and Historic Preservation. At the time of the subdivision the pool did not want to maintain a large piece of property. The history cannot be swept under the rug.

Kevin Wade said it is clear that there was a larger design prior to 1995.

Attorney Chale explained an overlay for a different use.

Kevin Wade suggested a broader thought about what recreation is.

Attorney Chale said you have to look at where something best fits. She suggested if you do an amendment, create one that fits what you are going to do. The applicant would be the pool. Ideally you would submit an application which would require an amendment.

Brian Kubsch, Pool Board member asked Attorney Chale to explain what SEQR is. Attorney Chale said it stands for State Environmental Quality Review process. This process reviews the environmental impacts of proposed actions.

Mark said they'd need help with improvements ie: parking, sewage disposal, etc.

Attorney Chale said it would be tricky because it is park land.

Kevin Storrs, pool director said it seems to him that siting the proposed pool would be better where the tennis courts are. If you're going to put the structure up, and you are going to host events, it seems that they should go with 8 lanes instead of just 6. It would be great for the Town.

Attorney Chale explained the issue of moving the proposed pool to the tennis court area. It would be through a swap and would need legislative approval.

Mark asked about obtaining an easement from the Town for parking.

Attorney Chale responded that a long term easement for parking might not be ok.

Kevin Storrs said the original thought is to keep this pool surviving. He referenced the illustrations. He explained why they changed their idea.

Mark explained that part of this process has to be the community's reaction to the siting of the pool. It has to go through an application process. They need help from the Town whether an overlay or some other zoning change, but they have to get Planners input, the Planning Board's input. They have neighbors that are vocal. They cannot get input without something formulated to explain the plan.

Attorney Wade said they are going into this with a limited income.

Mark said the Town Board has to be in favor of this.

Councilman Colgan asked exactly what they want the Board to be in favor of.

Mark has to make the presentation and doesn't know yet. What is the best way to do it? His gut says keep it on the existing property. They will have to decide where the septic would be appropriate.

Attorney Chale said it is pretty straight forward what you'd have to do. She explained a possible land swap, permanent improvements and legislative approval.

Councilman Colgan suggested creating an efficient design and seeing how we can work around that.

Mark said the suggestion from Attorney Chale about the overlay is probably the best way to go.

Attorney Chale suggested discussion with the Planner.

The number of parking spaces as well as access to parking was discussed. Water disposal and septic was also discussed.

Supervisor Crane suggested contacting the neighboring landowner about placing the septic.

Mark will contact the neighbor.

The Board continued discussion about specifics of traffic and parking and what approaches to take, especially regarding swapping land.

The pool representatives discussed feasibility and their budget. The pool doesn't have money to purchase land. They have money for a feasibility study but a plan would be needed before they could move forward.

Discussion ensued about how to proceed.

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Sue McCann, Town Clerk