

RED HOOK TOWN BOARD MEETING

March 23, 2016

A 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 Robert McKeon
Councilman Harry Colgan
Councilman William O'Neill
Councilperson Sarah Imboden
Town Clerk Sue McCann
Absent: Councilman James Ross

Supervisor McKeon called the meeting to order and opened with the Pledge of Allegiance.

ANNOUNCEMENTS

Supervisor McKeon announced the following:

-March 30, DC Dept. of Emergency Response, Citizen Preparedness Training at 7 p.m. at Town Hall. Register with the Town Clerks Office.

-Linden Ave. bridge replacement will begin in early April and reopen in September.

-The Route 199 & 308 bridge replacement will begin April 7 and run through August

Councilperson Imboden announced the N.D. Solarize campaign. 75 residents attended the March 17th event. Another workshop will be in Tivoli Village Hall from 3 –5 p.m. on April 2.

Councilman O'Neill announced that the Red Hook High School girl's basketball team went to the sectionals, boy's basketball also made it to the sectionals and won the MHAL championship and three wrestlers went to the States.

Supervisor McKeon announced the passing of Betty Mae Van Parys, long time Planning Board secretary. He asked to reserve a page in the minute book for Betty Mae.

PUBLIC COMMENT PERIOD

Supervisor McKeon opened for comments. There were none.

GRANTS

S.A.F.E.R. – Red Hook Fire Company

Supervisor McKeon explained the Homeland Security grant that is distributed across the country for emergency responders. Our fire companies might be eligible for money to attract and retain members. Grants are tailored to the company and the application cost is \$600.

On a motion of Councilman Colgan seconded by Councilman O'Neill moved to spend \$600 to apply for the S.A.F.E.R. grant.

Adopted	Ayes	4	McKeon, Colgan, O'Neill, Imboden
	Nays	0	
	Absent	1	Ross

Greenway – Community Preservation Fund Project Plan

Supervisor McKeon gave an update on the plan. We have approximately \$600,000 in our CPF and we are required by law to update the plan by May in order to expend funds. We applied for a Hudson Valley Greenway grant for \$10,000 and this morning we found out that we got the grant for the full amount.

Peter Hubbell, CPF Committee member, asked how these funds will be used.

Supervisor McKeon said the grant is to pay for consultants and mapping.

Shared Services & CDBG – Recreational Park Extension

Supervisor McKeon explained the land the Town acquired for recreational use eight years ago. It is time to jumpstart the process. He has been meeting with our County Executive about applying for funds in order to get started. Basic parking and one field for individuals with handicaps would be a good start. The application process starts next month.

2015 DC Shared Services – Highway Equipment

Supervisor McKeon explained that the Town and Villages have been working together on the highway departments in particular to see what services can be combined and where we can find tax savings for residents. We are in Phase 2 of the project, meaning gathering information. The Village is the lead on this phase. He referred to packets handed out to the Board members.

2016 Shared Services – Town/Village of Red Hook – Phase 2

Supervisor McKeon said the Town of Milan has been hosting the shared services meetings. We are trying to decide where to acquire equipment and share it with other municipalities. There are some items that each Town only need once in a while. We did a mini-excavator with three other Towns. We will find out in June if we receive an award.

APPLICATION FOR CHANGE IN ZONING DISTRICT

Supervisor McKeon said we have a second application for landowners who would like to opt into the Agricultural Business District. We provided a process in our zoning code but we should provide a form to make it easier on them and ourselves. Our Town Attorney provided a draft zoning amendment form.

On a motion of Councilman Colgan seconded by Councilman O’Neill moved to approve the form.

Adopted	Ayes 4	McKeon, Cogan, O’Neill, Imboden
	Nays 0	
	Absent 1	Ross

Councilman O’Neill referred to a fee associated with application.

Supervisor McKeon suggested a minimum fee.

Councilman Colgan thinks a minimal fee would be appropriate with an escrow.

REQUESTS FOR CONSIDERATION OF USES IN THE B1, & WC DISTRICTS

Supervisor McKeon said we heard a lot about business uses in Upper Red Hook. He included handouts for the Board. The comprehensive plan says business should be encouraged near the Village of Red Hook to maintain it as the primary commercial center of the community. He read portions of the plan. Lodging and room count was an issue at the public hearing. The Task Force started working on this and found uses in question. He asked for recommendations by May from the Task Force. In the WC district we have had requests from Ham House and Bard College. He asked that the Task Force look at expansion of uses in the WC district.

Councilperson Imboden asked about the process. She said when we talk about zoning changes we try not to think of a specific owner that it will impact, we try to think of the general idea.

How does the Task Force discuss the change without seeming like we are meeting the requests of specific parties?

Councilman Colgan spoke about reuse and repurposing of some of the old mansions on the waterfront. Giving them additional use can give significant preservation. He gave examples of some in various areas. In lieu of losing them, it would repurpose them.

Supervisor McKeon assured Councilperson Imboden that we would not look at the specific individual requests. He just pointed out that there have been a couple of requests. He referred to an article and the errors in regarding the Design Review Committee. A mailing was sent out to everyone in the Historic Landmark District. We went through old files and came across an old letter from NYS Office of Parks, Recreation and Historic Preservation dated April 24, 1992. It addresses comments we already heard. He read the letter.

Councilman O’Neill commented that the Intermunicipal Task Force has no authority beyond listening and weighing issues and making decisions on what might be of a benefit to the Town and making those recommendations to the Town Board or different committees. It consists of representatives of the three municipalities. They meet every Friday morning at 8:00, is an open meeting and an opportunity to bring forth issues that are important. Everyone is invited to attend. They are looking into updating a 30 year old master plan.

HOFFMAN PROJECT – SIDEWALK EASEMENTS TO RTE. 9 - OLD FARM ROAD

Supervisor McKeon commented that a development has been approved on the old Hoffman Farm and one of the agreements with the developer is to install sidewalks to Route 9. The Town would secure any necessary easements. As it turns out there some physical constraints and we would need to impinge upon two properties by a few feet in order to complete the sidewalk and not interrupt proper drainage. Jim Ross is the owner of one of those properties so he will not be able to participate in this discussion. He explained options to acquire the portion of property needed. The Town Board will ask Roger Hoffman and Jim Ross if they will donate.

PROPOSED AMENDMENT TO PLANNING BOARD FEE SCHEDULE

Supervisor McKeon referred to a request from the Recreation Commission to change the recreation park fees in order to provide money to our recreational fund. There is a lengthy detail

of all of the needs from a recreational standpoint that are not being met currently with our old fees and expenses associated with it. We have a few developments coming in and we have over 450 vacant parcels that could be built on. Other communities have higher recreation fees. Councilman O'Neill asked how it will impact the development on Old Farm Road. Will it stay at \$3000 or will it go up to \$5000?

Supervisor McKeon answered there is no fee contribution from that developer.

Councilman O'Neill explained alternatives.

Councilman Colgan said that things that were in progress will not pay increased fees.

Councilperson Imboden commented that the Planning Board is going to make the final determination about the recreation fee per lot.

Supervisor McKeon said the fee is from the time they gain approval for the project. His understanding that the field and trail the Hoffman property developers are including will exempt them from recreation fees.

The Board discussed this subject at length.

Councilman O'Neill questioned if the Recreation Commission considered the impact on the development (Hoffman property).

Supervisor McKeon explained that the fees are related to demand. You have to justify the demands for additional funds and facilities.

Details of needs were discussed.

Councilperson Imboden would like to see the estimates as to how the Recreation Commission came up with their figures.

Councilman Colgan pointed out the detail in the A Fund.

The Board discussed various ideas regarding fees.

RESOLUTION 2016 #22

RE: TO ADOPT AMENDMENT TO PLANNING BOARD FEE SCHEDULE

On a motion of Supervisor Robert McKeon seconded by Councilman Harry Colgan moved to adopt the amendment to the Planning Board fee schedule from \$3,000 to \$5,000, grandfathering anyone that has preliminary approval.

Adopted	Ayes 4	McKeon, Colgan, O'Neill, Imboden
	Nays 0	
	Absent 1	Ross

Copy attached

ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING ADOPTION OF PROPOSED LOCAL LAW D 2016 REGARDING FENCES AND WALLS

Supervisor McKeon explained the issue of agricultural fencing. The Ag. & Open Space Committee thought the Board advanced the recommendation to omit the permit requirement for agricultural fences. The ZRC has reviewed this issue over several years. He asked Attorney Chale to slightly amend the most recent draft of the law for the Boards consideration.

Councilman Colgan wants to take it to the Ag. Committee before setting the public hearing.

Councilperson Imboden wants to set the Public Hearing after the Ag. & Open Space Committee comments.

Councilman O'Neill wants the law to be reviewed by the ZRC. He explained the process that has been done until now. He doesn't see the urgency and this is quite a change.

Supervisor McKeon is not comfortable leaving this open.

Councilman O'Neill said this is complicated. The Ag Committee and ZRC will meet next.

Setting the Public Hearing will be tabled until the April 27 meeting.

DUTCHESS COUTY LOCAL BUSINESS REGISTRY INITIATIVE

Supervisor McKeon referred to correspondence dated February 24, 2016 from Christopher Barclay, Director of DC Office of Central and Information Services. It is the local business registry that is in support of changes to the County's procurement policy that gives local businesses added opportunities to compete for goods and services and helps the County get the lowest possible prices.

CENTRAL HUDSON REQUEST TO REPLACE STREET LIGHTS WITH LED LIGHTS

Supervisor McKeon met with Mark Mulpeter from Central Hudson about their LED streetlight program. He provided lists of cost savings. If the Town should decide to acquire the lights there

is a significant savings. They are asking permission from the Town to change out any lights to LED while we try to decide which way to go. There will be no commitment.

On a motion of Councilman Colgan seconded by Councilman O'Neill moved to authorize Central Hudson to replace the lighting.

Adopted	Ayes	4	McKeon, Colgan, O'Neill, Imboden
	Nays	0	
	Absent	1	Ross

CORRESPONDENCE

Councilperson Imboden invited Connor Bain to address the Board with his concern. Connor Bain, Co-Head of the Election at Bard Initiative, a student led initiative focused on voter participation at Bard College. Every election day the Bard shuttle goes to Barrytown for the students to vote. Election at Bard has been trying to move its polling site from its present location in Barrytown to Bard's Campus. In District 5, 68% of the registered voters live on Bard's campus. NY State Election Law was amended in 2010 to give preference to polling locations which are accessible by public transportation. The church in Barrytown is not accessible but Bard College campus is available by LOOP bus. They have support from Bard's administration and they ask that it be on the agenda for the April 12 meeting. They ask the Board to pass a resolution in favor of moving the polling location to be sent to the Board of Elections.

REPORTS

Tree Commission – March 22nd meeting welcomed Sarah Imboden, liaison from the Town Board and Brent Kovalchik representing Village Green. They discussed details for Arbor Day April 30th, replacement of the Mergandahl commemorative tree at the Recreation Park, pruning, resignation of Nancy Guski, and want to do a planting project near the north gateway of the Town. Arbor Day Foundation named Red Hook the Tree City USA again for the 8th year.

Planning Board – They met twice in March. There were 3 applications reviewed, conducted 2 public hearings and granted conditional approval to two projects. Site plan application by Bard College to renovate a restaurant into office space would not require a site plan review because it is limited in scope. The Planning Board reviewed and commented on proposed Local Law C and had a pre-application discussion about a minor subdivision on Edgewood Drive.

ZBA - Met February 22 for a special meeting to discuss application for an interpretation of the zoning law regarding accessory uses in the ABD. They granted the interpretation request in favor of the applicant.

Building & Zoning – The monthly report dated February 22 – March 23 showed: 29 permits issued, 22 inspections, 11 CO's/CC's, 7 complaints, and \$4512.00 in revenue.

Red Hook Police – The February report showed 81 total incidents, 10 arrests and 26 tickets issued.

Dog Control – The February report showed 18 dogs at large, 4 barking dogs, 1 seized dog, 1 owner reclaimed, 8 wildlife calls, 4 cats, 6 dogs left in cars. The dogs from the dangerous dog case had a 30 day stay for the owner to be able to appeal the order. They were moved to another kennel for further care.

Water District #1 – The January report shows all levels normal, filtration operating satisfactorily and hydrant on Alder Street will not open. Hydrant was repaired Feb. 24, 2016 for a cost of \$535. There were 10 work orders completed, pump house pipe replacement, need a 200 amp circuit breaker needs to be installed at the pump house, flush valve not working on the well so will be replaced, vines were cut at the pump house fence and a valve operation schedule will start in the spring.

The February report shows well #1 is off line again, all levels normal, water tests are due in 2016, there are multiple ongoing items, 7 outstanding work orders, snow plow hit 2 risers located on Albie Road, and there are multiple work items listed.

Assessor's Office – processed over 1,000 renewal forms. There were 7 new Ag. exemptions processed and 5 new solar exemptions added. Income verification program was updated for the 2016/2017 tax year with 125 parcels. In the process of getting sales and final assessments ready for the tentative roll. Acting Assessor, Kathleen Myers is a pleasure to work with and is helping the office get ready for grievance day on May 24 and the final roll July 1.

Purchasing – for the period of February 24 – March 22 there were 23 purchase orders issued, low bidder on the Town Hall modifications was Treetop Construction, work completed the weekend of March 11, new Dell server was installed, and nine parking lot bids were opened on March 21.

Recreation Commission – Water at the snack bar has been turned on and restrooms are now operational, fishing contest is April 9 beginning at 7 a.m., maintenance on-going, trail from Aspinwall Rd. to Rec. Park Extension has been cleared, bases, tennis and volleyball nets have been purchased, there will be a summer camp fair at Mill Rd. School on April 6 from 5 – 7 p.m., Eagle Scout Christian Rohmire completed his bat box project, lighting is being repaired/replaced, pavilion roof will be stabilized, Stacie Totman will run the Summer Rec. Program this year if Courtney Carroll is unable to, St. Margaret’ Home porch roof repair done, repairs needed at snack bar, passive park at St. Margaret’s Home on wish list, memorial plaques placed, summer recreation brochures due out shortly.

Intermunicipal Task Force – completed review of proposed Historic Preservation Law, reviewing flag lots, work force housing, fees for rezoning into Ag. Business District, possible amendments to uses in ABD, history and purposes of the B1 Districts particularly the area adjacent to the Hamlet of Upper Red Hook.

Budget Officer – copies of Capital Expenditure Budgets were distributed to the Highway Dept. Recreation Dept. and Purchasing for updates and descriptions of new purchases with a requested completion date by mid-April. Met with Ann Conway to review a Debt Schedule.

CORRESPONDENCE

Supervisor McKeon shared the following correspondence

-Brenda Cagle regarding her interest in membership on the Greenway & Trails Committee.

On a motion of Councilman O’Neill seconded by Councilman Colgan moved to appoint Brenda Cagle to the Greenway & Trails Committee for a term to expire December 31, 2017.

Adopted	Ayes	4	McKeon, Colgan, O’Neill, Imboden
	Nays	0	
	Absent	1	Ross

-The New York State Dept. of Transportation sent an update in regard to a pedestrian countdown timer installation, one being at the Route 9 and Rokeby Road intersection.

-April 2nd Montgomery Place will celebrate the Sawkill from 10 – 4.

-NYS farmland protection funding is available

Councilperson Imboden shared the following:

-Red Hook named Tree City, USA

Supervisor McKeon announced that bids were opened for our parking lot project. Engineers reviewed bids and checked references and recommend awarding the project to Peter Luizzi & Bros. for a base bid of \$191,515.00.

On a motion Supervisor McKeon seconded by Councilperson Imboden moved to award the contract on the parking lot improvements project to Peter Luizzi & Bros.

Adopted	Ayes	4	McKeon, Colgan, O’Neill, Imboden
	Nays	0	
	Absent	1	Ross

EXECUTIVE SESSION

On a motion of Supervisor McKeon seconded by Councilperson Imboden moved to go into executive session at 10:05 p.m. regarding the hiring/firing of a particular individual

Adopted	Ayes	4	McKeon, Colgan, O’Neill, Imboden
	Nays	0	
	Absent	1	Ross

On a motion of Councilperson Imboden seconded by Councilman Colgan moved to adjourn the executive session at 11:51 p.m.

Adopted	Ayes	4	McKeon, Colgan, O’Neill, Imboden
	Nays	0	
	Absent	1	Ross

On a motion of Councilperson Imboden seconded by Councilman Colgan moved to adjourn the meeting at 11:52 p.m.

Adopted	Ayes	4	McKeon, Colgan, O’Neill, Imboden
	Nays	0	
	Absent	1	Ross

Respectfully submitted,
Sue McCann, Town Clerk