

## RED HOOK TOWN BOARD MEETING

October 25, 2017

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  
Also Present: Attorney for the Town Christine Chale  
Bookkeeper Ann Conway

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

### ANNOUNCEMENTS

Supervisor McKeon announced the following:

- Greenway Grant was received to update our zoning code as it relates to large scale commercial operations
  - Governor Cuomo signed legislation regarding tanker avoidance zones in the Hudson River
  - Chocolate Festival will take place on November 4 from 11 a.m. – 4 p.m. Chamber President Kim Gomez elaborated on the 4<sup>th</sup> annual Chocolate Festival
  - November 7, Election Day, polls open from 6 a.m. to 9 p.m.
  - RHCS D has a vote on December 5 on the auditorium project.
- Steve Appenzeller a member of the Red Hook Education Foundation informed everyone that there will be a public information session on November 15 at Mill Road School from 7 – 9 p.m.

### PUBLIC HEARING 2018 PRELIMINARY BUDGET

Supervisor McKeon presented the 2018 budget and summarized some highlights. He opened the public hearing.

Town Clerk McCann read the Public Hearing notice.

Supervisor McKeon opened for comments.

*Todd Baright* thanked the Board for keeping the budget flat with no increase for the last two years.

There were no other comments.

On a motion of Councilman O'Neill seconded by Councilperson Imboden moved to close the public hearing.

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

### PUBLIC COMMENT PERIOD

Supervisor McKeon opened for comments.

*Todd Baright* speaking on behalf of the EDC, asked to be put on the agenda for next month. They'd like to speak about efficiencies and suggested sending a survey in order to get information.

*Ken Migliorelli* commented that he is before the Planning Board on a project and he is not having any problems. When you speak about economics, sometimes the process can be costly. It would be nice to bring the time frame down in order for projects to be cost efficient.

Supervisor McKeon attended a Greenway meeting last week and he chatted with the Commissioner of Planning in Dutchess County. They have a municipal innovation grant that they just funded. Streamlining Land Use Development process is the grant, and it will develop a template for use of municipalities. The idea is that once the community articulates what they want, then that should be encouraged and moved through quickly. We do offer what's called a pre-application conference where a resident can sit with the planner or planning board to see if the project is headed in the right direction. He can get more information.

*Ken Migliorelli* asked about re-visiting the conversation regarding Freeborn Lane.

Supervisor McKeon hopes to look at it next year.  
There were no more comments.

**DISCUSSION/RESOLUTION TO APPROVE 2018 FINAL BUDGET**

Supervisor McKeon commented that he and Bookkeeper Ann Conway have been working on the budget for the last few months and will answer any questions the Board may have.  
Bookkeeper Ann Conway returned to her office to send the preliminary budget to the Comptroller's Office to confirm that we are under the tax cap.  
Councilperson Imboden commented that she feels confident in the budget but would like to look at the Highway budget more closely next year.  
Ann Conway returned to the meeting confirming that we are under the tax cap.

On a motion of Councilman Neill seconded by Councilperson Imboden moved to adopt the 2018 budget.

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

**RESOLUTION – PROPOSED STREET NAME FOR DMAJS ASSOCIATES LLC SUBDIVISION**

Supervisor McKeon explained the process of street naming and the site of the new road. The proposed name is "Cherrywood Lane" and is consistent with the tree names in Forest Park.

**RESOLUTION 2017 #69**

RE: ACCEPTING STREET NAME FOR THE DMAJS ASSOCIATES LLC SUBDIVISION

On a motion of Councilman William O'Neill seconded by Councilperson Sarah Imboden moved to accept the private street name of "Cherrywood Lane" for the DMAJS Associates LLC subdivision.

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

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**RESOLUTION TO APPROVE IMA LED – STREET LIGHT PROJECT**

Supervisor McKeon explained the transition to LED street lights. We are working with a consortium.

Attorney Chale noted that the purpose of this is to provide the fact that Red Hook is serving as lead participant in a group of municipalities that the consortium put together. She explained the services for management and staffing.

**RESOLUTION 2017 #70**

RE: AUTHORIZING PARTICIPATION IN THE MID-HUDSON STREET LIGHT CONSORTIUM

On a motion of Councilman Harry Colgan seconded by Supervisor Robert McKeon moved to approve the resolution.

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

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**RESOLUTION TO AMEND PROCUREMENT POLICY**

Supervisor McKeon explained the amended procurement policy. He asked if there were any questions about changes in the policy. There were none.

## RESOLUTION 2017 #71

RE: APPROVING AMENDED TOWN OF RED HOOK PURCHASING AND PROCUREMENT POLICY

On a motion of Supervisor Robert McKeon seconded by Councilman Harry Colgan move to approve the resolution.

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

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### RESOLUTION TO SET PUBLIC HEARING – SOLAR ZONING

Supervisor McKeon explained the effort put in regarding solar zoning.

Denis Collet, who previously gave a brief presentation, reviewed “Solar Zoning Town of Red Hook”. Before going into the presentation, he offered to answer any questions. He spoke of appropriate locations with guidelines to be able to regulate how solar will be implemented in the Town. New York State Town Law Section 263 states that we must encourage adoption of renewable energy. Permitted locations and ground mounted vs. roof top mounted panels were discussed.

Councilman Colgan commented that NYS Ag. & Markets has regulations.

Denis pointed out the NYS Ag & Markets regulations. We are addressing non-farm use. We do not have the ability to restrict how a farmer sites their solar panels. He continued review of the zoning regulations and pointed out affected areas on maps.

Ted Fink, Greenplan, offered to answer questions or concerns.

The Board discussed various aspects of the draft of the proposed solar zoning.

Councilman Colgan would like this law to very specifically identify where this can and cannot be built.

Supervisor McKeon said we want to articulate the zoning districts that are eligible and what the criteria are for consideration. There may be different determining factors and there is no way to come up with a map. These illustrations show where it is limited.

Councilperson Imboden questioned language in a portion of the draft.

Denis clarified the language.

The Board continued discussion.

Councilman Colgan wouldn't want some portions of this to be allowed in developments.

Councilperson Imboden questioned where ground mounted solar would be allowed in regard to developments in different zones. Where are wetlands defined?

Ted Fink pointed out the section in the draft that refers to wetlands.

Councilman Colgan wouldn't allow a standalone solar system in a residential neighborhood. It is a wide open hole and thinks it could be very destructive to a community. He wouldn't want standalone small parcels to be used for solar systems. He feels it would devalue properties.

Councilperson Imboden feels there is an area in the proposal regarding sizes of arrays that is confusing and asked Ted Fink's recommendation in organizing that section.

Ted explained that New York's solar zoning model is being used. It is based on Massachusetts model and they've been using it for a long time. Some communities rely on minimum lot size.

He hasn't seen communities go above and beyond what is permitted.

Councilman Colgan asked if other communities are allowing small solar systems on lots in residential communities.

Ted told him they are.

Councilperson Imboden commented that the way this is written, she doesn't see any guidance.

Attorney Chale explained how to put conditions together and suggested rewriting it.

Supervisor McKeon agrees with rewording it and still wants a public hearing so that we can get more input. We are running up against a timeline for our municipal solar project.

Councilman Colgan is concerned with the words 'principle use'. He would be against it in residential neighborhoods. They would be a major eyesore.

Ted Fink explained solar zoning in various communities.

Supervisor McKeon explained that would be part of the Planning process. It would be nice to get public input. He encourages taking the draft, working on some of the wording and hearing from the public.

Denis Collet commented that we need to have solar zoning which we can tune at a later date. We need to have it in place to even address an issue.

Supervisor McKeon would like to see the Board set a public hearing to get input from our residents.

Councilman Colgan does not want to have a public hearing until the Board is comfortable with this zoning and he would not vote for it.

Councilman O'Neill is ok with setting a public hearing.

Attorney Chale referred to areas of the draft to be edited and made corrections.

Councilman Colgan would like more discussion before setting a public hearing.

Supervisor McKeon read the resolution establishing lead agency.

### **RESOLUTION 2017 #72**

RE: ESTABLISHING LEAD AGENCY TYPE 1 ACTION

On a motion of Supervisor Robert McKeon seconded by Councilman William O'Neill moved to approve the resolution.

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

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### **RESOLUTION 2017 #73**

RE: ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING THE ADOPTION BY THE TOWN BOARD OF THE TOWN OF RED HOOK OF LOCAL LAW NO. D (PROPOSED) OF 2017

On a motion of Supervisor Robert McKeon seconded by Councilman William O'Neill moved to set a public hearing for November 14, 2017 at 7:35 p.m.

Adopted	Ayes 3	McKeon, O'Neill, Imboden
	Nays 1	Colgan
	Absent 1	Ross

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Ted Fink reviewed EAF part one. The focus is on the Town and he explained the issues identified through the process. It will go to the Town Planning Board as well as Dutchess County Planning.

### **REORGANIZATION**

Supervisor McKeon referred to a letter of interest from Steven Appenzeller who is interested in serving on the Conservation Advisory Committee.

On a motion of Supervisor McKeon seconded by Councilperson Imboden moved to appoint Steven Appenzeller to the CAC to fulfill a term to expire December 31, 2019

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

### **REPORTS**

Planning Board – Met twice in October and commenced or continued to review two applications, held public hearings, granted conditional approval on nine projects and granted an extension to fulfill the conditions of approval to the Preserve at Lakeskill Major Subdivision.

ZBA – At the August meeting they held three public hearings and all were granted use variances. At the October meeting there was one review and they went into executive session. The ZBA voted unanimously to adopt a resolution to dismiss the appeal, due to untimeliness.

Assessor's Office – Exemption renewals for mailings are being prepared, and they continue to review sales information sent from the County. In September there were 13 sales. A single family residence built in 2011 was found that was never updated on the RPS Assessors file. She continues to go out in the field updating parcel inventory according to permits and other information on the parcel. The Assessor attended an Agriculture Exemption class, two classes in a learning center in Albany, and completed all continuing education classes. She also hopes to attend a training class on November 16. The Deputy Assessor will attend a class in Millbrook for deputy assessors.

Building/Zoning – The October report showed 37 permits issued, 27 inspections, 42 CO/CC’s, no complaints, and \$7664.00 received.

Police Department – The September report showed 74 incidents, 9 arrests and 48 tickets issued.

Purchasing – August 21 – October 24 there were 63 purchase orders issued, Luizzi Brothers were awarded the Tennis Court bids, Black Electric was awarded the water control system update, key fobs and camera security system are being investigated.

Water Department – September report shows normal amounts being pumped, all reports came back normal and things are working satisfactorily. There are 26 outstanding work orders and a work items list for 2017 was provided.

Tree Preservation Commission – details for the Pitcher Lane project were finalized, two signs will be ordered which will be used to draw attention to future plantings by the commission. Bulbs, bone meal, Milorganite and mulch will be purchased for the Devereux planting, the Rotary Club expressed interest in purchasing and planting trees, and books for next year’s Arbor Day poster contest winners have been ordered.

Intermunicipal Task Force – continued discussion and review proposed local law regarding food trucks, formula businesses and a Hamlet Business District. They also continue to discuss municipal solar farms.

Recreation Commission – The tennis court project is moving along nicely, maintenance work is being done on one of the ball fields. There is ongoing maintenance in the park. Plans are being discussed for the new recreation park.

Senior Services – Discussed the community center and new exercise programs available. A presentation was given on senior exercise and there was discussion on supporting activities, senior programming at the RHCC, and planning for the 2018 food drive. One member, Angie Hahn, is now the Senior Representative on the RHCS D Building Level Team. Anne Rubin updated the committee on the transportation grant. They plan on inviting the Friends of Seniors ride sharing founder, Susan Davidson, to a meeting to discuss transportation for seniors.

Conservation Advisory Commission – members are attending training events and webinars. There are multiple upcoming events, they’ve attended an Empire State Trail meeting, a trail will cross the Kingston Bridge and up to Tivoli Bays, offering assistance for greener procurement possibilities, and are working on energy issues.

## **CORRESPONDENCE**

Supervisor McKeon shared the following correspondence:

-Letter from the Dutchess County Sheriff’s Office regarding contract renewal.

Councilman O’Neill congratulated the girls and the boys’ soccer teams for winning the MHAL championships. Good luck in the finals.

Supervisor McKeon congratulated Brenda Cagle on being the Rotary’s Citizen of the Year.

On a motion of Councilman O’Neill seconded by Supervisor McKeon moved to adjourn the meeting at 10:20 p.m.

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

Respectfully submitted,

Sue McCann, Town Clerk