

A Workshop Meeting of the Red Hook Town Board was held February 7, 2006 at 7:30 p.m. at 7340 South Broadway, Red Hook, NY 12571

Present: Supervisor Marirose Blum Bump
Councilman James Ross
Councilwoman Jean Bordewich
Councilman Harold Ramsey
Town Clerk Susan McCann

Absent: Councilwoman Sue Crane

Also Present: Building Inspector Steve Cole and Highway Superintendent Wayne Hildenbrand.

Topics of Discussion

1. Outdoor Furnaces – Board discusses moratorium to give the Town time to research. Building Inspector Steve Cole suggests in a memo dated Feb 6, 2006, that we have a 12 month moratorium. Town does not want to outlaw, just have a zoning change with guidelines. Supervisor Blum Bump will check with Town Attorney Al Trezza to see what the process for moratorium is. The Association of Towns informed Steve Cole that the process starts with Town Attorney.

2. Highway Garage Needs Assessment – Highway Superintendent informs the board that health and safety are major concerns. Environmental concerns are regulated by engineers, OSHA and federal regulation. It doesn't make any difference to Wayne if building is constructed with metal, block or brick. Engineers would determine cost difference. Councilwoman Bordewich asks Wayne what his key concerns are. Good ventilation, safety, electrical, good lighting, proper break room. With the existing garage they currently have a rat problem. Presently, expensive equipment is stored outside. We have water problems throughout the building, safety concerns.

- Lot size has to be large enough for building, storage, sand, gravel, turn around.
- Our present location now works quite well don't push us to outside of the Town. We should not be put on a high speed road.

Councilman Ross...I was satisfied with needs assessment 3 years ago. We discussed location and came up with location between Town Hall and salt shed. We also discussed relocation to recycle center area; however that would affect the possible connector road we have planned plus the cost of relocating the recycle center and relocation of present fuel storage which has been upgraded.

Wayne states though inter municipal shared services we are the central fueling depot for the Town of Red Hook, Highway, Village of Tivoli, Village of Red Hook and 2 fire companies.

Councilman Ramsey...appalled by current conditions in building. There are many health and safety issues with the existing building. We owe it to the health of our employees to move forward. It is costing us \$50,000 a month every month we wait. I understand some people want the building located in front and some want it in the back of present location. The need of the building was hashed out years ago by this existing Board. Only decision should it be on the back or front of property. Finding excuses to delay this is inexcusable

Wayne Hildenbrand feels location should be close to the Town Hall. The Highway workers do a lot to maintain the Town Hall. If garage is moved that would be an additional cost to residents. Relocating sand and salt shed would be another large expense.

Supervisor Blum Bump... the needs assessment gives a good picture of what's wrong with the Highway Garage, but it didn't give a good picture of what your needs are. I'd like to see energy needs, space need, drainage, and electronics. Wayne replies they are standard needs. Marirose asks for needs assessment. It's a NYSERTA green building as per the Town Board. Wayne...with the type of building Laurie Husted said savings would be nil compared to the cost of doing them. If there is money out there to do them, no problem.

Supervisor Blum Bump would like to know what your needs are. Highway Superintendent Hildenbrand doesn't know how else to explain it, it's a highway maintenance facility.

Councilman Ross...the needs are spelled out in the plan we already have.

Councilman Ramsey...all the needs and requirements are already in our plans that this Town Board put together. The requirements for electrical, drainage, etc. are in these plans. All these needs are spelled out by an engineer.

Councilwoman Bordewich feels it's a design problem. Is the building that is proposed the building we want? Is a metal building the right way to go?

Wayne Hildenbrand...if this building continues to be stalled we will have to spend significant money to make improvements to the existing garage. I'd rather not do that. The Highway Garage will be on the next agenda.

3 & 4. Community Preservation Act and Transfer of Development Rights discussion on hold until Town Attorney Trezza arrives.

5. Perx Property – Resolution in support of Phase II Affordable Senior Housing on the Perx Property should be noted on Tuesday, February 14. Senior Service Committee to have fund raiser to help pay for senior picnic.

6. Fiscal Impact Study Grant – Councilwoman Bordewich...Victor Cornelius has gotten the contract with the state finished and Marirose will be signing it. Ted Kudzy wrote very detailed RFP. Our goal is to have study done by end of the year.

7. Implementation of Working Group – Deputy Supervisor O'Neill received a letter from Joel Sachs; Central Hudson wants us to deal with Eric Bickman. Hope for new appraisals from Pete Hubbel, are we still interested in purchasing the whole bread basket parcels. On February 6th we met with Norman Greig who is under contract, Amy Dubin who is under contract and Migliorelli who might be under contract soon. Trail Task Force meet. Trail to be within a 25 foot wide easement, ½ for walking ½ for paved. If we propose a trail we need to ask owners what kind of trail would they be interested in going through their property. All 3 landowners want a trail. Owners interested in farmland and open space. Town should negotiate with Central Hudson. Liability may be an issue. Norman Greig agreed to provide a parking area. The Trail Task Force – volunteers to survey and come up with preliminary possible costs. They will meet again by May. We are waiting for appraisal, everything is on hold.

John Clark, Dutchess County Planning has been asked by the Supervisor to do a proposed development sketch, Route 9 South. He's also working on a sketch for the four corners in the Village and a proposed development north of the village (Cookingham). Working to preserve integrity of open space plan. He has done a proposed sketch for the Annandale intersection where the traffic light is going. We have asked the Task Force to think in terms of focusing on light commercial development. Aquifer Protection ...lets get someone from Dutchess County Water to address this for us. Hamlet Sub-committee or the Task Force is progressing. They are going to have a community meeting to ask residents of the hamlet what they want for their areas. Start in Upper Red Hook on February 17th. Bill asks Board to do mass mailings. Supervisor Blum Bump said there is money in the Inter-municipal Task Force. Bill suggests that Robert McKeon and himself set up a public communication in a local newspaper that addresses to the community what the Working Group and land use issues recommendations are, so that the public is made aware from a source that is a "controlled task force" and not a subject from somebody's website.

Mr. Gardner's water issue – he was in front of the Planning Board discussing his concerns. This is a Planning/Zoning Board issue. We understand wells need to be protected.

8. Community Development Block Grant. (CDBG) – Road design issues. Supervisor Blum Bump presents Resolution to Amend the Town Highway Specs. to the Board for their review and further discussion on Monday next workshop. Town Attorney and Highway Superintendent Hildenbrand will also receive copies.

9. Anderson Commons Land donation – Rec. fees – Supervisor Blum Bump received memo from Al Trezza and something from Keane & Beane on rec park fee. Will discuss at Mondays (2/13/06) workshop. Marirose to clarify, check case law.

10. St. Margaret's Home Update – The Town asked for 1 ½ acres from Hannaford with donation instead of 1 acre. Town Attorney Trezza received verbal OK from Hannaford. Supervisor has contract ...received letter from Bernadette Castro and we are still being considered for the grant.

11. Reorganization Appointments. Supervisor Blum Bump...Tree Committee which is under the CAC will be headed by Brenda Cagle who already chairs Tree City USA Village.

Councilman Ross...has the CAC and Trails Committee made a recommendation of a chair for their committees?

The Town Assessor was voted on to get him on board and will be formally appointed at the Town Board meeting, February 14th.

Board discusses Oaths of Office, who takes oath, who does not...checking to clarify. Councilwoman Bordewich thanked Town Clerk Sue McCann for sending out letters of appointment.

12. Supervisor's Books (2005) – Two Board members are needed to serve as auditing committee. Councilwoman Bordewich and Councilman Ross will contact –Debbie Marks to audit the books.

13. Mass Gathering Law (July 29, 2004 memo from Keane & Beane). Supervisor would like Board to once again read the Resolution which they had not acted on and discuss further.

Flag Lot & Lighting Law will discuss further on Feb 13th workshop. Planner and Christine Kane will be at workshop. Public Hearing will need to be set up.

14. Rec Park Trail Update – Supervisor Blum Bump...we have been given a grant through Senator Saland's office and it has been held up from the state which is required to give us a letter saying its OK to go through the wetlands. John Kuhn says there is a trail there already. What extent is it used? If it's an old trail we just have to reconstruct. Morris Associates to check, a bridge will still be needed.

Councilman Ramsey...we need to hire a new employee. Jim Hare has left our employment. Rec Committee to take care of hiring.

Town Attorney Trezza – Mass Gathering adopting as a local law – We need to follow the check list. We can start the process of adopting it as a local law. I believe the next step is setting a public hearing date. I'll check the list. Town Attorney Trezza suggests the Board take a long hard look at the use of Flag Lots and private roads. The Town shouldn't get involved in picking up additional roads.

The Board discusses pro's and con's of flag lots and will continue at the next workshop Monday, Feb 13th.

Al Trezza said if developer builds road they will usually build more homes to re-coup the cost of the road.

With no further business to discuss, meeting adjourned at 10:05 p.m.

Respectfully submitted,

Susan McCann, Town Clerk