

A Town Board workshop was held March 22 at 7:30 p.m. at the Red Hook Town Hall 7340 South Broadway, Red Hook.

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

COMMUNITY PRESERVATION ACT – memo dated March 20, 2006 from Robert McKeon

Statewide Bill    21 – 3 County Legislature voted in favor  
                         107 – 34 N.Y. State Assembly voted in favor  
The bill is held up in the Senate.

Mr. McKeon notes changes. Board goes line by line through the bill. Mr. McKeon reads from Senate Bill in NY State Language suggests not deviating from language.

Supervisor Blum Bump... one of the things we are looking for is paying down the debt as we go.

Councilwoman Crane concerned about wording of preservation vs. restoration.

Referendum has to be done at a November election. Assemblyman Manning will need this as soon as possible – definitely by the end of the month.

Councilwoman Crane and Robert McKeon will send to Caroline Chavin to have changes made, than they will proof it.

Supervisor Blum Bump calls for a 5 minute break at 8:50 p.m.

Meeting resumes at 9:02 p.m.

SUBDIVISION MORATORIUM – March 19, 2006 memo received from Mary Ann Johnson she suggests we consider a Public Hearing after informational meeting on April 18<sup>th</sup>.

Robert McKeon...moratorium is not to stop something; rather it gives time to accomplish a mission.

Councilman Ross believes that the informational meeting hearing is important then set the Public Hearing. Law cannot be changed without another informational hearing. There is a big difference between public and informational hearings.

Councilman Ramsey - should allow public input at informational hearing, and then set Public Hearing. Per Keane & Beane and their recommendations before we have a public hearing we should have a recommendation back from our Planning Board and also Dutchess County Planning and we have not even gone to them yet.

Councilman Ross states we should spell out every parcel by tax number – Ag Reserve is not an adopted map of the town.

Councilwoman Crane wants parcel numbers to refer to.

Councilwoman Bordewich – why aren't we including all parcels over a certain size regardless of location? Those will be key to executing commercial development. Feels we should also refer to the Fiscal Impact Study.

Robert McKeon – the moratorium recommendation was in response to a perceived threat to our farm lands and our buffers and adjoining parcels. Not a response to development pressure in the town. It was specifically designed to protect our agricultural industry base.

Red Hook has not clearly identified what lands it wants to preserve for agricultural use.

Through the inter-municipal group with help from County Planner John Clarke, we are coming up with ideas of how development would look through TDR.

Contact people to let them know by phone and mailings.

Activities during a proposed subdivision moratorium

1. Finish work associated with TDR proposal
2. Finalize, determine and possibly adopt an Agricultural Reserve District
3. Develop a Preservation Plan
4. Put our land use documents in order (maps)
5. Implement other funding sources for permanent protection.

Councilwoman Bordewich explains Fiscal Impact Analysis...Help Town to determine where development should proceed. Bill O'Neill reports that Dutchess County is in the process of mapping aquifers. Dutchess County Water Authority is working on an aquifer report and study. There will be a presentation May 12<sup>th</sup> for the Task Force on this subject.

Proposed South Broadway Center (Old Farm Road) – proposed by John Clarke, Dutchess County Planning, could provide large commercial space. Village questions commercial outside of village.

Councilman Ramsey...EDC – working on Southeast quadrant. - want a broad overview.

Robert McKeon... CPA allows us to take some of the money and put it into a TDR program and if you adopt a proposal that encourages and mandates affordable housing to be built in these developments (county median price or lower).

Councilwoman Bordewich thinks it's wrong to say we don't have affordable housing, but feels incentives are necessary to create affordable housing. A moratorium would give all the committee's a chance to look into how best to build out our town.

Councilman Ross...doesn't feel that a moratorium is necessary; we should continue working with what we have. Wants fiscal impact, should develop preservation plan, but does not feel we need the moratorium.

Robert McKeon...Agricultural land will take a significant hit without the moratorium – this is a unanimous decision by committee. Town Government has failed to protect its farmlands.

Councilman Ross... we've been working on the soils, the slopes, the aquifer, the water and so on. It is not true that we haven't been working hard. Cites, PDR, Conservation Easement, etc., while trying to ease the burden on people and not strip the rights of peoples property.

Robert McKeon... No protective measures in place to ensure that they won't be inappropriately developed as in our own Comprehensive Plan, asking for protection for the farms.

Councilman Ross... asks Robert McKeon if you are such a strong proponent why haven't you sold your development rights.

Councilwoman Crane would like a list of properties that are considered here.

Robert McKeon...190 properties in the Ag. area.

Councilwoman Crane...ask Economic Development Committee for a list of parcels they would like to see go commercial – is not crazy about moratoria, but out of respect for those who have worked hard on this, could support a 6 month moratorium. Feels people can get the work done given a deadline.

Councilwoman Bordewich...asks Bill O'Neill to get a listing of TDR receiving over 10 acres. I can redraft activities.

Supervisor Blum Bump...I think we should downsize the acreage for commercial?

Councilman Ramsey...purpose of the moratorium is to put together a TDR program which defines the sending and receiving areas. We haven't defined commercial areas yet. It is a large lot moratorium, not large subdivision moratorium. Agrees with TDR, for providing tool to preserve and protect land. Not sure if 6 month moratorium will create a benefit.

Councilman Ramsey...we should advertise for our April 5<sup>th</sup> workshop, personally contact 190 people to let them know what we are doing, when we will be here. Also get copies of proposed moratorium and what they plan on accomplishing to those people.

Councilwoman Crane asks for special meeting at 7:00 p.m. Wednesday, April 5<sup>th</sup>.

On a motion of Supervisor Blum Bump, seconded by Councilman Ross move to adjourn meeting at 11:00 p.m.

Adopted            Ayes 5            Blum Bump, Ross, Crane, Bordewich, Ramsey  
                         Nays 0

Respectfully Submitted

Susan McCann, Town Clerk