

Public Hearing

A Public Hearing of the Red Hook Town Board was held Tuesday, April 4, 2006 at 7:27 p.m. at the Town Hall 7340 South Broadway with the following in attendance:

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

Supervisor Blum Bump opened the meeting by reading the Public Notice on the proposed Lighting Law.

Privilege of the Floor

Michelle Greig, Greenplan Inc...cited the Illuminating Engineers Society of North America - set industry standards and feels we should have standards on our books. There are no standards in our current zoning laws.

Harry Colgan is concerned about light pollution. He would rather see the moon and stars than glare in the sky.

Lori Husted asks if there are Energy Star standards in the proposed law. What type of fixtures will be required?

On a motion of Supervisor Blum Bump, seconded by Councilman Ramsey to close the public hearing on the proposed lighting law, any further discussion...

Councilman Ross...we do need a lighting law however mercury vapor lamps shouldn't be prohibited providing it meets the other standards of our law. As far as for parking lots, 15 feet is too low. Height should be 20 to 25 feet. Up lighting should be allowed to be used for flags – these are not taken into account in this proposed law.

Michelle Greig states that based on the Greenway Guide, metal halite is recommended over others for efficiency. The guide recommends 15 to 20 feet for parking lots.

Councilwoman Bordewich ...then we should say not to exceed 20 feet.

Councilman Ross.... not to exceed 20 feet with fully shielded fixtures and we should make allowance for up lights for flags.

Supervisor Blum Bump asked Michelle to write up and include exception for flag illumination.

Councilman Ramsey... in section G 12 foot lighting does not apply to Central Hudson lights. Questions 12 foot lighting, they are not utility pole type lights.

Councilman Ross...12 foot lighting is ornamental.

Michelle Greig said that 12 foot lighting is more pedestrian lighting for smaller developments. It's more pedestrian scale lighting. We should include in exemptions the height, flag light, public utility pole.

Councilwoman Bordewich... would like to vote on this next week, is there anything else that needs to be done.

Michelle Greig... proposal has to be sent to Dutchess County Planning for review first.

Councilman Ross wants it sent to our Zoning Board too.

Michelle Greig...before you can vote on it you have either heard from Dutchess County Planning or waited 30 days for them to respond.

On a motion of Supervisor Blum Bump the Public Hearing is closed at 7:50 p.m.
All in favor Ayes 5 Blum Bump, Ross, Crane, Bordewich, Ramsey
Nays 0

Public Hearing

A Public Hearing of the Red Hook Town Board was held on Tuesday, April 4, 2006 at 7:53 p.m. with the following in attendance:

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

Supervisor Blum Bump opened the meeting by reading the Public Notice on Flag Lots.

Charlie Laing, Planning Board member passed out a packet of "Frequently Asked Questions". Says that the existing laws are unclear, some are poorly worded and hard to enforce. Proposed Planning Board rewrite is with a minor subdivision with 4 or fewer lots a single flag lot would be permitted; with a major subdivision of more than 4 lots a maximum of 2 flag lots would be permitted.

Privilege of the Floor

Phil Seymour... parts of the existing law leave something to be desired however keeps houses away from the road and leaves more open space up front. Creates a lot more open space. This way you don't have stacked driveways. Flag Lots stop one driveway after another – help preserve wetlands, create buffers, and precludes building town roads creating half the density. Flag Lots increase the tax base because there are no public roads to take care of.

Marcy Appell... road frontage has to be 50 feet for common driveway, using land off the road does not have required frontage, and will push buildings back.

Robert McKeon... instead of reducing density – the Flag Lot provision has not been enforced. As far as open space Flag Lots destroy it. They push homes so far back that they eat into our open space. The law is not consistent with our Comprehensive Plan. Flag Lots are eating up our landscape.

Kathy Stewart... farms are being brought back to active farming. Flag Lots are a nightmare and common driveways create chaos.

MaryAnn Johnson...applauds the Planning Board tried to come up with a compromise allow flag lots with a limit, helps to add clarity for the Board.

Suzanne Shea asks if more houses are built without Flag Lots. Wouldn't it be an added cost to have no road? It will create a school tax issue

Charlie Laing said that we have ambiguous zoning codes on Flag Lots.

Michelle Greig... a series of applications came in regarding adjacent properties. Had 4 Flag Lots, 2 along the road, 5 Flags behind – creates houses stacked behind houses, stacked behind houses. This creates a problem for Emergency Services.

Councilman Ramsey... There is a 911 signage law and it's the home owner's responsibility to have 911 signs on road.

Councilman Ross... the only change from our existing law that has merit is any approved plat containing flag lots shall contain no further subdivision of flag lot shall be permitted. The existing law hasn't created problems, and has reduced density.

Chris Munn...do we get many applications for this? Does current law require equivalent distance in the depth?

Phil Seymour...One problem is that we want our cake and eat it too. Requiring houses on the road will impede open space. The town has not met the Comprehensive Plan since it sold development rights. Common driveways require 2 or more flags. It sets homes back so we can't create density. Nothing is perfect, we need to compromise – affordable housing is not going to happen.

Ruth Oja... Flag Lots encourage use of open space for development instead of for open space for other things.

Robert McKeon... we need integrity in the numbers – write the law so there are as many lots as road frontages. Flag Lots are in places where they are not supposed to be developing.

Kathy Stewart... We are not building affordable housing – we are creating a squeeze on affordable housing. We need to partner with another agency for affordable housing.

Marcy Appell... Flat Lots are allowed under the current code and you are trying to control.

Charlie Laing... we are trying to make the language more specific and regulated.

Councilman Ross doesn't see Flag Lots as a problem.

Supervisor Blum Bump... we need the code to relate to the Master Plan.

Councilman Ramsey applauds the Planning Board on clarifying the law. Said he doesn't see Flag Lots as a problem wouldn't limit the number of Flag Lots.

Councilwoman Bordewich questions how many flag lots have been built and how many are proposed? Has the county read this yet? I'd like the county's Planning Department comments.

Councilwoman Crane... current regs call on the Planning Board to decide and it's up to the Planning Board to do so. It's not our decision – we're not solving anything here, lets leave this up to the Planning Board. If the Planning board doesn't like something then turn it down. It should be at their discretion.

Councilman Ross...agrees with Councilwoman Crane – the Planning board should use their discretion.

Councilwoman Bordewich...the Planning board wants to be on firm legal ground. They don't want to have expensive law suits against the town.

Supervisor Blum Bump...proposed no flag lots – the Planning Board came up with reasonable code – concerned that subdivision code be in compliance with the Comprehensive Plan.

Councilman Ross...Lots of communities encourage flag lots. The Planning Board should use sound judgment. The existing Flag Lot law has reduced density. Encourage to work with Planning Board. Zoning is to help us with our own development.

The Board will deliberate.

On a motion of Supervisor Blum Bump seconded by Councilwoman Bordewich move to close the Public Hearing at 9:10 p.m.

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

Supervisor Blum Bump called for a five minute recess.

Respectfully submitted,

Susan McCann, Town Clerk