

A workshop 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 on August 1, 2006 at 7:30 p.m.

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

Also Present: Town Attorney, Christine Chale

PRIVILEGE OF THE FLOOR

Supervisor Blum Bump asks if there are any comments or concerns.

Harry Colgan...I heard a rumor that the PDR may be affected and would hate to see that fall by the wayside. I understand the concerns about the value but don't understand any sound reason to do anything to that program.

Dave Cohen, Village Mayor questions PILOT agreement to the Perx Property and wonders why the Town didn't call the Village and share ideas. Mr. Kearney is working hard on this project. This doesn't sit well with him, nor would it sit well with the Village Board. Feels there was no regard to the Village. I understand that the Town is the assessing agent. What is the net gain to the Town by having the clause when the rents go up? No one called and asked for the Village input. It is his job to negotiate in the Village. This needs to be addressed and straightened out. Mr. Kearney has bent over backward to help them out. Now wants to know why the Village isn't in the loop. The benefit to the Town would be so little, with the Village supplying the services. Doesn't know what services the Town will supply. The benefit to the Town is nil.

Councilwoman Bordewich responds that we were presented this for the first time at our last meeting and were told we had to approve it immediately. She spent the last week trying to find out what it means and wonders why we weren't ever included in it two years ago. To her knowledge tonight they will be discussing it. We just found out about this, how could the Village feel left out.

Supervisor Blum Bump states that this may affect taxpayers for the next 40 years. Will not be pressured into signing the contract until she looks through it carefully.

Councilwoman Crane said we all knew that there was going to be a PILOT on this project. If we wanted to know the details of the PILOT we could have asked.

Town Attorney Christine Chale responds to Dave that she called Steve Heyman. We reached out to him and said we know this is important for the community. Here is what is going on with the PILOT. We asked him what the issues were; he gave us a little more time. Christine explained what the PILOT was and gave documents to the Board. Really haven't had much time to talk, wants to talk to the Board, and then respond to him next week. Questions the flat rate of PILOT. We communicated with the developer.

Councilwoman Crane said that Christine prepared a detailed memo on 7/20/2006. We agreed to wait until today to discuss this.

Councilwoman Bordewich explained her phone conversation with Ken Kearney, developer, a Supervisor in Yorktown, and their assessor. Councilwoman Bordewich expressed her concern that over 40 years, if it was a fixed amount, that it would become insignificant. Ken told Councilwoman Bordewich that he wouldn't have a problem if it increases over the 40 years.

Village Mayor Dave Cohen said we have already come up with give and take with the developer. There is a lot on the table for the Village. We are all concerned about our

Town and Village and we are trying to avoid pitfalls. The Village just wants to be kept informed.

Christine Chale refers to her memo dated 7/20/2006. Other provisions relate to date of payment. I spoke with Steve Heyman. Suggested we eliminate provision that says 8 units at 30%, 28 at 50% and 12 at 60 % and change to not more than 50 % median. Steve Heyman proposed an escalator.

Councilwoman Crane suggests that Christine speak with the Village Attorney.

Councilman Ross said that rate increases make sense to him.

Christine Chale said the PILOT needs to be the same between the Town and the Village. Other modifications seem to be ok.

The Board instructs Christine to proceed. Will be discussed next Tuesday.

Christine Chale will ask Steve Heyman to input the word changes and circulate the revised draft.

COMMUNITY DEVELOPMENT BLOCK GRANT UPDATE

Supervisor Blum Bump said that Morris & Associates is working with us on the Community Development Block Grant project, surveying the connector road. The Board reviews the map and discusses the layout as to how the connector road would work.

Councilwoman Bordewich asks how many private owners are involved.

Councilman Ross answers Hardscrabble, Domkowski, and Marty Willms.

Supervisor Blum Bump ... lots of discussion is involved. This is the first step in the kind of development being suggested. We need to notify the landowners and neighbors.

Councilman Ross thought the 2005 grant money was used for survey with area aerial, 2006 grant money should be used to build part of the road. We should organize ourselves, draw up a letter and send it to each one of the affected landowners.

Supervisor Blum Bump would like to create a checklist. Would like to get this done and go on to the next step.

Christine Chale said we need to go through SEQR if we are going to approve construction of the road.

Councilman Ramsey asks if we are constructing a road or continuing with a road.

Councilman Ross said if there is money left we should use it for notifying the landowners.

Supervisor Blum Bump would like to wrap up the 2005 grant.

Christine will draw up a letter and send it to landowners to let them know what we want to do.

PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

Councilwoman Crane and Supervisor Blum Bump recuse themselves and leave the meeting room.

Councilman Ross reads a memo he prepared. Moves that the PDR program be put on hold until the moratorium has ended. His problem is that we are spending taxpayer dollars and we institute a moratorium which may affect these PDR's. We may change

the value of the land, and has a real ethical problem with that. Intends to bring this up as a resolution at the next meeting on August 8th.

Councilman Ramsey said there is one appraised and approved by NY State and would hate to see the loss of 75%. Agrees but would hate to lose the 75%

Robert McKeon said that there is approved matching partner and funding on five, some of the applicants are donating parts of their development rights.

Councilman Ross would be willing to modify his resolution to applications received before January 2006.

Robert McKeon said the Ag and Open Space Committee are charged with identifying and helping to get a matching partner. Next it goes to the Farmland Protection Committee to review applications.

Councilwoman Bordewich asks when the Town Board will be asked to vote on PDR expenditure for that group of five.

The group of five is ready to go to the Farmland Protection Committee for their review and recommendation.

Robert McKeon said that in some cases the landowners are willing to donate some of the development rights money.

Councilman Ross objects to the two PDR's submitted in May 2006.

Councilman Ramsey asks if we match up to 50%. Can a landowner be a buyer of his own development rights? Wants the attorneys to look into that. Will support Councilman Ross's resolution.

Councilwoman Bordewich thinks it is very unlikely that we will be close enough to be asked to fund the last two PDR's. We can always say no if there is an ethical problem or if one comes to us that is not in the Town's best interest. Feels the resolution would be redundant of the power we already have. The amendments to the resolution would make sense.

WEBSITE

Councilman Ramsey comments that we've been talking for two years. The last company gave us a presentation in February. The cost would be \$1800 - \$3000 and thought it was a good presentation. Wants to put this together. The web page is only as good as the Town makes it. Would like to vote on this at next Tuesday's meeting.

Councilwoman Bordewich thinks we should go out to bid for at least 3 quotes.

Councilman Ramsey said the money is to create a web page and maintain it.

Councilwoman Crane said we need to get information to the webmaster. Is willing to give them a shot at it until the end of the year. We need the agenda's prepared earlier. The public should know what is on the agenda. We should follow the Planning Board and tell people if you want it on the agenda, it has to be in by a certain date.

Supervisor Blum Bump says the Town meetings are different. It can't be done the way the Planning Board does it.

Councilwoman Bordewich said we will need someone to submit to the webmaster.

Councilman Ramsey said that Town Clerk Sue McCann forwards them to the webmaster.

Councilman Ross said if Sue gets them on time she will get them out on time.

Supervisor Blum Bump said that she had another presenter that was excellent as well. Has a different issue. Has a difficulty with the webmaster being part of a political party board. Does not like it for any party. Says we will take a vote on this at the August 8th meeting.

Supervisor Blum Bump wants to set a public hearing for Nathan Kalina at 7:00 p.m. on August 23rd and for the Hourihans on September 5th at 7:00 p.m.

On a motion of Supervisor Blum Bump, seconded by Councilman Ross, move that the Town of Red Hook set a Public Hearing for September 5, 2006 at 7:00 p.m. for the Hourihans for relief from the moratorium.

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

On a motion of Supervisor Blum Bump, seconded by Councilman Ross, moves that the Town of Red Hook set a Public Hearing for August 23, 2006 at 7:00 p.m. for Nathan Kalina for relief from the moratorium

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

PLANNING BOARD CONSERVATION SUBDIVISIONS PROPOSED REGULATIONS

Supervisor Blum Bump would like to see the regulations to review them.

RENEWAL OF SYSTEM OPERATOR SERVICE CONTRACT FOR THE TOWN WATER DISTRICT.

Supervisor Blum Bump read it and thought it was a good proposal and would like to vote on it at the next business meeting.

JESSIE DUFFY – resigns

GLYNWOOD CENTER MEMORANDUM

Supervisor Blum Bump asks if we decided on the payment. Councilman Ramsey said that we decided \$2500 now and \$2500 at the end.

TRAILS UPDATE

Supervisor Blum Bump refers to copy of Father's Trail UTS/Winnakee Land Trust agreement. Expecting that funding will come through a grant. We are going to begin contacting landowners of the "Breadbasket" trail.

Councilwoman Bordewich refers to a letter from resident who sent a letter asking about plans for trails that might affect their property.

Supervisor Blum Bump said she spoke to landowners concerning trail near Apple Ring Road.

ST. MARGARET'S HOME

Supervisor Blum Bump told the board that the task force has been meeting and they have met with potential tenants and are coming up with a plan. It looks very positive. They are doing an internal cleanup. Want to hold a Hudson River Heritage annual meeting in the building. She is still working with Ted Kudzy as to how to approach taking care of the yard.

Councilman Ross will meet with the Highway Superintendent to check out the building and grounds. Is disappointed with the task force for not overseeing the upkeep. Will see if they can get the crew for a day to clean up.

Councilman Ramsey brings up road issues. Spoke to Dutchess County DOT. Would like to ask to lower the speed limit on Budds Corner Road from Pitcher Lane up to Route 9G. Also looking at the intersection of Whaleback and Budds Corners. Need a resolution from us to get a speed limit reduction. Would like the resolution on next Tuesdays meeting agenda Aug 8th. Has also been asked to lower the speed limit on 9G from Tivoli south to Route 199 to 45 mph. Dutchess County DOT is also looking at Whaleback and Linden Avenue. Many accidents at that intersection have widened the road and drivers are using that more as a yield. We send the resolutions to the County and they send it to the State.

Councilman Ramsey also discusses Glen View Road. There are no drains up there. We accepted the road so we should not be responsible for the drainage. Asked the landowners to look into the right of way, then bring our engineer up there to see what is feasible and give a cost estimate.

Supervisor Blum Bump said a Mr. Martins on Orlich Road is having water pour into his basement which never happened before. He said this has only happened since work has been done on his road. I will pass information on to Councilman Ramsey.

Councilman Ramsey brought up moving forward on the Zoning Review Committee appointments. I would like these committee members in place as we are moving forward with these other issues in the Town.

Councilwoman Bordewich wants to go ahead with the energy conservation issues. Laurie Husted would like \$1500 to write a grant because the person who was going to help her cannot.

Supervisor Blum Bump suggests having Pat Courtney help her with the Grant application. It is not a competitive type grant. The State is urging us to go for it.

On a motion of Supervisor Blum Bump, seconded by Councilman Ross move to adjourn the meeting at 9:55 p.m.

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

Respectfully submitted,

Susan McCann, Town Clerk