

Public Hearing

A public hearing 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 October 3, 2006 at 7:00 p.m.

Present Supervisor Marirose Blum Bump
 Councilman James Ross @7:12 p.m.
 Councilwoman Sue Crane
 Councilwoman Jean Bordewich @7:12 p.m.
 Councilman Harold Ramsey
 Town Clerk Sue McCann

Supervisor Blum Bump opened the meeting at 7:08 p.m. with the Pledge of Allegiance. She then read the Notice of Public Hearing for Sam and Arleen Harkins, parcel #6372-00-340819-0000. Supervisor Blum Bump read section 6 of Local Law #2 2006 provisions of relief from moratorium.

Mr. Harkins has property at 71 Crestwood Road which is one acre with a house the other property is 72 Crestwood Road which is a 16 acre lot with no house in the RD3 zoning district. The lot line change to 71 Crestwood would have more than one acre. A portion of the 16 acre lot is in the agricultural exemption. Four acres in the agricultural district are being hayed by a farmer who leases the land. The lot line change the Harkins are asking for is for four acres to be transferred and deeded with the one acre that will stay in that ag. exemption forever. The twelve acres in the back is where a house will be placed. Sam Harkins showed a map of the area to the Board. With the lot line change, 2 lots will remain 2 lots. It is residential and in compliance with no violations. There can never be more than two building lots because Mr. Harkins deed restricted everything. They went to contract with this in early March, and are carrying a mortgage on it which is the financial hardship. The Planning Board got the Harkins application a week after the moratorium. The Harkins are not creating more lots, they are asking for a lot line change which he didn't think was restricted. Four acres will go with the existing house on one acre. They already have approval of the sale of the lot. The Harkins are carrying a huge mortgage which they didn't foresee carrying for a long period of time. He doesn't see that a lot line change is in the spirit of the moratorium.

Councilman Ross does not consider this a subdivision, but a lot line alteration.

Councilwoman Crane said it looks like a self imposed hardship, but she doesn't think anyone would have thought that this would be an illegal measure. She doesn't see the harm in allowing the lot line change.

Councilman Ramsey said the intent of the moratorium was to stop growth. This isn't adding any growth at all. It's a lot line change. They are both deed restricted lots. He sees this as a good thing for the Town.

Councilwoman Bordewich just wants to hear from the audience.

Robert McKeon stated that this is not a simple procedural request. They haven't demonstrated hardship.

Sam Harkins said there is no further subdivision. We are not creating new lots, we are asking for a lot line change.

Mr. Hourihan is a neighbor of the Harkins and has no issue with the lot line change.

On a motion by Supervisor Blum Bump, seconded by Councilman Ross, move to close the Public Hearing.

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

Respectfully submitted,

Susan McCann, Town Clerk