

TOWN OF RED HOOK BOARD MEETING
October 10, 2006

MINUTES OF PUBLIC HEARINGS

CALL TO ORDER

A 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, at 7:08 p.m.

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

Supervisor Blum Bump opened the meeting with the Pledge of Allegiance.

PUBLIC HEARINGS

1. Proposed Purchase of Development Rights Program application submitted by Mead Orchards. The public hearing notice was read aloud by Supervisor Blum Bump, who then opened the hearing for public comment at 7:11 p.m.

Beth Mead, Red Hook: Provided an overview of the history of Mead Orchards. Several years ago they applied for, and received, one of the first grants available through the state's Purchase of Development Rights program. That grant was used to purchase an adjacent farm. With the Dutchess Land Conservancy, applied to the state again to sell the development rights for the land they had purchased. They were awarded that grant, as well. By giving up development rights they agree to never sell their land for development. The grant they receive will be used to fix their barn and purchase new equipment; thus, the money is put back into the farm. The County Planning Dept. is visiting the farm on Oct. 11 at 4:15 p.m.; the Town Board is invited to visit at that time, as well.

Councilwoman Bordewich stated her understanding was that the state will pay 75% of the cost and the county and town are asked to pay 12.5% each. Has the county indicated if it will pay its 12.5%?

Art Collings, Dutchess Land Conservancy: It has been applied for, but it has not yet been approved. The county can't approve the money until the town commits to its share. It's unlikely that the county will not follow through on its share if the town goes forward on it.

Councilwoman Bordewich asked if the town approves its 12.5% , would that encourage the county to proceed?

Art Collings: Yes, that would be a very positive step toward pushing the project along. As a member of the county's Farmland Protection Board, which reviewed this proposal for the state, it was one of the strongest applications received. This is also very cost effective for the town, which would put in about \$57,000 and get a \$500,000 land conservation project.

Jeff Ackerly, Red Hook: The Mead Orchard is the role model for the type of land intended to be protected under the farm land protection law. The Meads have worked very hard and are very creative in sustaining their farm; they are the shining example of how to protect the farmer, not just the farm land. Supports application.

Robert McKeon, Red Hook: Thanked a variety of people who assisted with the application process, as well as Ag & Markets, Dutchess Land Conservancy and Dutchess County Planning Department.

Clay Laugier, Red Hook: 100% behind the Mead application.

Carrie Watkins Bates, Scenic Hudson: Not involved in the application, but wanted to express support for it, noting it has a favorable cost/benefit ratio for the town.

Councilwoman Bordewich asked, what is the exact amount the town will pay? Art Collings states, \$57,335.

On a motion by Supervisor Blum Bump, seconded by Councilman Ramsey, move to close the public hearing at 7:28 p.m.

Adopted	Ayes 4	Blum Bump, Crane, Bordewich, Ramsey
	Nays 0	
	Absent	Ross

2. Proposed Purchase of Development Rights Program application submitted by Ragnar Manor Farm. The public hearing notice was read aloud by Supervisor Blum Bump, who then opened the hearing for public comment at 7:30 p.m.

Carrie Watkins Bates, Scenic Hudson: Ragnar Manor Farm is a 30 acre horse farm located on Sengstack Lane in northern Red Hook. Part of an application package for five pieces of farm land totaling 260 acres (points out location of farms on zoning map). Ninety percent of the land consists of soils of statewide importance and contains a classified stream, the White Clay Kill. Scenic Hudson has authorized the funding of these projects, up to 50%. Whole-heartedly endorses these applications.

Candice DeStephano, Ragnar Manor Farm: Has lived in Red Hook since 1995. Took the property when it was in shambles and did a lot of restoration on it. It is now a private home and an agricultural business. Would like to make it more of a commercial facility. Property is a segue to the Hudson River and from the Village of Tivoli. The White Clay Kill stream is on the property.

Linda Keeling, Red Hook: Will there be hiking trails through the property?

Candice DeStephano: There was at one time. There have been discussions with Clermont State Park (which is a neighbor of the farm), but those discussion have not gotten off the ground.

Marcy Appell, Red Hook: How much money is involved?

Carrie Watkins Bates: Total cost is \$350,000, half of which would be paid by Scenic Hudson. Asking the town to pay the other half, \$175,000.

Councilman Ramsey noted that paperwork received by the Board indicated the total cost was \$305,000. Carrie Watkins Bates acknowledged that was the correct figure.

Jeff Ackerly, Red Hook: Is this a stand-alone application? It was previously mentioned that some of the properties would not qualify if they were not part of a "package." Why aren't the other four applications with Ragnar Manor Farm included in this public hearing? Also, has the development potential of these properties been reviewed? Development value, minus agricultural value, is what the Town should pay for these properties. Wants to be sure the Town is not paying too much for the development rights based on their real development value. Would be in favor of Ragnar Manor application if process/price is fair and it is included with the other applications at the same time.

Supervisor Blum Bump states that each property needs its own application and public hearing.

Carrie Watkins Bates: Every project is appraised by a qualified person. This project has been thoroughly analyzed with many different factors being considered when determining its value.

Jeff Ackerly: What is the price per acre for the purchase of development rights?

Councilman Ramsey states the figure is \$10,760.

Robert McKeon: For smaller properties the price per acre is bound to be higher due to amount of road frontage and less development costs. As property gets deeper and greater in size and length it loses some of its value on a per acre basis.

Robin Logan: Lives across the street from Ragnar Manor Farm. Was in contract to buy 10 acres at \$25,000/acre and was going to put an easement on it to give up development rights and preserve the road. There are very few residences on the road; mainly farmland. The Town has the opportunity to preserve land that is actively agricultural and it should take it.

Dick Franklin: Supports development rights. Concerned that as the Town pays for the purchase of development rights it does not pay for land that can't be developed, i.e. land on which there is no agricultural activity (for example, wetlands). Taxpayers should not have to pay for that, especially in light of high taxes locally and statewide.

Doug Moat: Asked to read a letter from Al Trezza, who was unable to attend the hearing.

Supervisor Blum Bump said the letter will be read at the end during the public comments period.

Clay Laugier: Thought that purchase of development rights was for agricultural land that is at high risk of development, not just for any property owner that applies. Asked for clarification.

Mary Ann Johnson, Chair, Farmland Protection Committee: The Town's program is a matching program: if a property owner wishes to sell development rights, he or she needs to find a matching partner. Typically, this partner has been Scenic Hudson or Dutchess Land Conservancy. These organizations evaluate if the property is worthy of an easement. Once this is done and there is agreement between the property owner and the partner, the application is reviewed by the Farmland Protection Committee. The Committee uses a set of criteria to evaluate the property and makes its recommendation to the Town Board, which in turn holds a public hearing for each application. Following the hearing the Board votes on whether or not to fund the application.

Art Collings, Dutchess Land Conservancy: Ragnar Manor Farms contributes to the rural character of the community. Scenic Hudson's program is an agriculturally oriented program. Appraisers are very serious about determining the true value of development rights.

Susan Elias: Development can lead to an increase in the tax burden due to more children enrolled in school and an increased need for services.

Brian Vandiar: Partner of Candice DeStephano. Ragnar Manor Farm is an operating horse farm and a gateway from Tivoli through Clermont off of Woods Road. Wants to develop horse farm into what it is meant to be.

Chuck Mead: Should not compare one farm to another. Agriculture as a whole is not static; all options should be considered. Over the years, lands that were thought to be too wet for development now have houses on them.

Frank Orlando: Are the appraisals available for public view if the easements are approved?

Carrie Watkins Bates: Scenic Hudson does not have a policy of making those appraisals public.

George Sevigly: Does Scenic Hudson make that information available to the Farmland Protection Committee?

Carrie Watkins Bates: Its part of the application packet we forward to them.

Trilby Sieverding: If it's available to the Town Board then it is available to the public under the Freedom of Information Act.

Christine Kane, Chair, Town Planning Board: Red Hook is trying to be proactive when it comes to protecting farms. Can't wait until a property is on the verge of development; extremely difficult to save a property at that stage. As Mr. Mead said, agriculture is constantly changing and there are many different uses for farms in Red Hook than the traditional dairy that was here for many years. It's important that those farm land soils are available to be used for new and different types of uses. Red Hook is trying to get ahead of the curve and look at properties that should be protected. Also, the Farmland Protection Law affords the Planning Board some flexibility when a development involves prime soils; such as clustering houses on less valuable soils. On this particular property there is no place to locate houses that would not

cause irreparable harm to that area.

Frank Stoppenbach: How many of these are being done under the 2003 bond referendum? How much of it has been spent so far?

Councilman Ramsey replies that all are under the 2003 bond and \$1.3 million has been used.

Harry Colgan: People of Tivoli are concerned about this property and its key to the lifestyle in the Village. Want the property to be preserved.

Linda Keeling: There's been a lot of talk about global warming and climate changes. Having this land preserved for agriculture will give Red Hook a heads-up for the future. Can grow our own produce and not be dependent on others to provide it.

Robin Logan: What happens if someone loses their property while they are going through this process?

Robert McKeon: The Ag and Open Space Committee has one specific charge: to work with the landowner to help them identify an available and interested partner for funding. The process takes quite a long time.

Paul Finch, Incoming Superintendent of Red Hook Central Schools: Asked the Board to keep the school district in mind during this process.

Larry Thetford: Current cost of land prohibitive to young people or new ventures interested in farming land. When development rights sold, the property then has an agricultural rather than a developmental value (e.g. \$3,000 an acre vs. \$20,000).

On a motion by Supervisor Blum Bump, seconded by Councilwoman Bordewich, move to close the public hearing.

Councilman Ramsey indicated he had some questions and asked if the farm is currently under farm exemption.

Candice DeStephano: It is not but it is an active horse farm.

Councilman Ramsey asks Carrie Watkins Bates, is it correct that Scenic Hudson is not willing to share the cost of this property if it is a stand-alone application? And if so, what are their concerns and would they be willing to change their minds?

Carrie Watkins Bates: Her understanding was that all five applications would come before the Board today. The Supervisor had said that each one is evaluated separately. Scenic Hudson evaluated all five applications as part of one project. Our Board will need to discuss whether or not they would want to move forward on any single application as opposed to all of them together.

Councilman Ramsey stated that without Scenic Hudson, the Board can not make a decision on this.

Carrie Watkins Bates: Scenic Hudson's Board has committed 50% of the funds for this farm, and in that approval also committed the funding for four other farms. However, that Board has not met since the last Town Board meeting and has not discussed these other issues.

As there was no further discussion, the Board votes to close the public hearing at 8:16 p.m.

Adopted	Ayes 4	Blum Bump, Crane, Bordewich, Ramsey
	Nays 0	
	Absent	Ross

3. Proposed Purchase of Development Rights Program application submitted by Jane Schachet. The public hearing notice was read aloud by Supervisor Blum Bump, who then opened the hearing for public comment at 8:20 p.m.

Carrie Watkins Bates, Scenic Hudson: Jane Schachet was unable to attend the public hearing but lives on the farm and is committed to keeping it in its open state. It is a small farm with soils that are prime and of statewide importance. The back acres are leased out for hay and corn production. (Points to property on zoning map).

Trilby Sieverding, Red Hook: Asked that the five parcels that are viewed as one project by Scenic Hudson be pointed out and identified on the map.

Carrie Watkins Bates: (Points out and identifies properties). All five are of the properties are in the Dutchess County Agricultural District.

Marcy Appell: How much money is being talked about?

Councilman Ramsey responds that the total cost for 23 acres is \$179,000 and the Town is being asked to pay half, which is \$89,500.

Rosemarie Zengen, Save Our Town Committee, Red Hook: It was a great step forward that Paul Finch was here and introduced himself. Hopes the relationship between the school district and the town will improve. Believes the letter from Al Trezza should be read now if it applies to the topic under discussion.

Supervisor Blum Bump states that the letter will be read at the end and will be a matter of record.

Clay Laugier: To clarify previous remarks: there might be properties that are at high risk of development later on and perhaps this money should be saved for that, rather than funding every application that comes through. Some landowners are hesitant to apply now because of all the confusion. Is the Board working with realtors or assessors to look at other properties? It might lead to a decision to wait on current applications because other properties at greater risk may not have yet applied.

Leo Sieverding, Red Hook: What is Scenic Hudson's contribution?

Councilman Ramsey reports the total cost is \$179,000. Scenic Hudson is contributing \$55,000. This is less than the 50% contributed for the Ragnar Manor Farm. Why?

Carrie Watkins Bates: Our Board evaluated these projects all at once. We have limited dollars which are highly competitive. We only work with willing landowners. We worked very hard to come up with an amount of funding that fit into our budget. In this case, the owner is willing to donate a portion of the value of her development rights into the project. That made it possible for Scenic Hudson to do this type of larger project.

Supervisor Blum Bump clarifies that the Town is responsible for up to 50% and the landowner and Scenic Hudson make up a match of the other 50%.

Councilwoman Bordewich asks, was the owner willing or required to donate funds? What people are asking is why is the Town paying 50% and Scenic Hudson paying only one-fourth of the cost?

Carrie Watkins Bates: We're paying more than one-fourth of the total value in the funding scheme. We worked with the landowner to come up with that number; she was willing to make that donation to move the project forward.

Dick Franklin: Does Scenic Hudson have a written criteria to establish the value of land and how the landowner works with you? Is there something the public can read to understand your process?

Carrie Watkins Bates: As an environmental and charitable organization, we have strict criteria which we follow. However, the dollars are competitive and finite.

Dick Franklin: In fairness to the public, Scenic Hudson should have written criteria that it uses as a guide that the public understands.

Councilwoman Bordewich notes that Scenic Hudson has donors, people investing in Red Hook through Scenic Hudson. They are accountable to their donors, as well as state and other authorities, to show that their investments are responsible. The Town has very detailed criteria as well, one of which is that there is a matching partner(s).

Jeff Ackerly: Does this application have merit as a stand-alone application?

Supervisor Blum Bump says that the Town has a stated goal to build a contiguous farm group. Each application is taken on its merits when it goes through the Farmland Protection Programs of both the Town and the matching partner organization.

Doug Moat: Does the Board have a written legal opinion about the Town paying no more than 50% when the landowner makes a contribution?

Michael Rohatyn, Red Hook: There is a lingering theme of suspicion regarding the administration of the PDR. Anyone applying to the PDR program deserves our gratitude for their commitment to Red Hook. Scenic Hudson shouldn't be challenged over and over again on something that the Town actually has a mandate to implement.

Marcy Appell: There are always negotiations; that is why it takes time.

Doug Moat: (Reads letter from Albert Trezza, which is made part of and attached to these minutes.)

Carrie Watkins Bates: The letter misrepresents Scenic Hudson's position, describing it as "unwilling" to participate at 50% and requiring landowners to work at something less than that. Also concerned that the former Town Attorney characterized in his letter discussions that he may have had as Town Attorney with Scenic Hudson's counsel.

Rosemarie Zengen: Is Scenic Hudson questioning the ethics of former Town Attorney Trezza? Can you reiterate what you said?

Councilwoman Bordewich says she heard Ms. Watkins Bates say that the conversation with Scenic Hudson's counsel, which was referred to in the letter, took place while Mr. Trezza was Town Attorney and, therefore, was a confidential conversation about this particular transaction. Additionally, some of the concerns expressed in Mr. Trezza's letter regarding the appraisal being inflated were addressed earlier in the hearing. The appraisers did look at what was land that could be built on, as opposed to just total acreage.

On a motion by Supervisor Blum Bump, seconded by Councilwoman Crane, move to close the public hearing at 8:55 p.m.

Adopted	Ayes 4	Blum Bump, Crane, Bordewich, Ramsey
	Nays 0	
	Absent	Ross

3. Proposed local law imposing a two percent real estate transfer tax on the conveyance of interests in real property in the town, with the revenues derived from this tax to be deposited in the Town of Red Hook Community Preservation Funds for the purpose of preserving open space, agricultural and historic places within the town. The public hearing notice was read aloud by Supervisor Blum Bump, who then opened the hearing for public comment at 9:00 p.m.

Robert McKeon, Chair, Ag and Open Space Committee: Since January 2005 this has been pursued to bring before the voters of Red Hook. It will be yet another tool to help preserve open space. Thanked the over 1,000 residents who contacted state and local representatives to express their support. Also thanked Senator Saland, Assemblyman Manning and the Dutchess County Legislature.

Jeff Ackerly, Red Hook: Who would qualify for an exemption on property sold that is greater than the county's median selling price?

Robert McKeon: There is a list of properties that are exempt, such as government properties, properties with an easement, etc. They are described in the exemption section of the law.

Jeff Ackerly: Concerned that this would be a tax on the middle class. A large parcel with an easement would be very expensive property, only affordable by people with some means. Yet, they would be exempt from the tax. The tax should apply to land that can be sold for a lot of money.

Beth Mead: The more money there is to fund preservation, the better it is for the farms.

Frank Stoppenbach: Taxes should be paid by those who have the money. Taxes in every area are going up faster than inflation. We just keep adding on to this. To those who say that preventing homes from being built will keep school taxes lower--a few houses will not make a dent in our school taxes. The real solution is to tax those people who actually have the money.

Rich Macaluso: There are several problems with this proposed law. Although the purpose is fine, the tool being used to get this money for preservation is unfair and misrepresented. Tax is based on the median price, median means half of homes are sold for less and half for more. So half the homes are overpriced? Doesn't make sense. If this benefits the whole community, then why not tax a small percentage on all home sales? People will be asked to reduce the price of their homes if buyers don't want to pay tax, so it will affect both buyers and sellers. People should vote against this tax.

Dick Franklin: Because of this law my son, who is a physician, has decided to look elsewhere for a home. Afraid this law might drive others away, as well. Don't think the exemptions are appropriate. Don't think the law is written well. We have other tools to preserve land.

Clay Laugier: As a member of a working class family, any tax that hurts the working class is bad. I'm in favor of preserving open spaces. Any one who can afford several acres of land would have the money to pay the tax and shouldn't be exempt (e.g. due to an easement). This law could hurt the Town Board, as well as working class people who want to move back to this town but can't afford to. Local industry, in general, will be hurt.

Kathy Stoppenbach: Notice for sale signs everywhere. Don't know why people are selling but I do know something is wrong. What is the problem?

Susan Elias: Buying a house for close to \$500,000 does not sound very middle class to me, sounds like a wealthy person. If this is a way to help preserve open space, we should support it.

Rosemarie Zengen, Save Our Town Committee, Red Hook: Hundreds of Red Hook citizens that are members of the Save Our Town Committee are opposed to this tax. The voters will decide.

Brenda Cagle: Wishes to remind the Board that the CAC supports this tax. Also thanked the Agriculture and Open Space Committee for all of their efforts on behalf of land preservation.

Marcy Appell: Do we have to adopt the state law, or can we amend it? What is the rationale for the exemptions?

Robert McKeon: The Red Hook bill is modeled after the statewide bill. There is very little that can be changed because the state legislature wants our bill to match their bill. The state bill has already been passed, so we have to pass a bill that matches it. If we don't want this bill we would have to go back and re-negotiate significant changes with the legislature. It was an incredible amount of work to get this bill passed. Large parcels are not exempt. The only parcels that are exempt are those with easements on them. Regarding the rationale for exemptions: In essence, the purpose of this tax is to share the burden of preservation with the development that comes into the community. It's targeted in such a way to attempt to tax those with more money than those who can least afford it. It is not a tax on the middle class. The Town Board deliberated very carefully before sending this bill to Albany. It's important to note that the purchaser pays the one-time tax. Property taxes are pushing the middle class out of many communities. The suburbanization of these communities are causing home values and property taxes to escalate at rapid rates. Red Hook has enjoyed slightly lower rates because 1700 acres have been protected, on which there could be several hundred homes. Hyde Park recently estimated it would need \$132 million dollars to accommodate additional growth, New York State will contribute an estimated 62%. That leaves a local tab for taxpayers of \$70 million. That amount would protect all the properties in the agricultural reserve, and then some. Doing nothing and not protecting these properties will actually cost us more in property taxes and hit much more of the middle class.

Carrie Watkins Bates, Scenic Hudson: All land conservation programs fall victim to the same concern--how can these programs be funded? In looking for tools that raise the necessary funds without having a long-term tax increase on the local community, the Community Preservation Fund is one that has seen a lot of success.

Robert McKeon: The preservation of land might be an incentive for people to invest in Red Hook because funds are being allocated to preserve the community and therefore it is not completely vulnerable like many other communities.

Linda Keeling: Concerned about how the money collected from the transfer tax will be distributed. We have other things that address open space and agriculture, but need money for historic preservation.

Susan Ellis: A member of the Conservation Advisory Council for 34 years and a life-time resident of this town and supports the Community Preservation Fund.

George Sevigny: Opposed to this tax. Passing it will just open the door to further increases. Should find other ways to fund this program. For example, form a land preservation district like the water district.

Rich Macaluso: Are Warwick and the communities in Long Island that have this program using the same formula as is proposed for Red Hook?

Robert McKeon: Those communities chose a lower exemption amount to have an impact on more properties.

Rich Macaluso: Has a problem with the use of the median price as a way to target development coming in. There are many homes on one, two, ten acres that are not new developments and will be hit by this tax when the home is sold. That's not targeting incoming development.

Robert McKeon: Like all tools, it will be imperfect. We don't have the flexibility to make major changes unless we go back to Albany. This is the law we need to put to the voters.

Christine Kane, Chair, Town Planning Board: In support of this law. It's important to have a number of tools on hand to protect land in our community. Important prime and statewide important soils practically cover the entire Town of Red Hook; we are unique in Northern Dutchess and should protect our resources. These types of proposals are what do the planning for the Town. We need this type of forward-thinking approach.

Frank Stoppenbach: Should have lobbied for a non-property tax solution to funding this project. Regarding saving the costs of school taxes--we have 3,000 developable lots in town. If we protect 200-300 and there is demand for developed parcels, people will still move in, children will be enrolled in school and taxes will still go up.

Art Collings, Village of Red Hook: Works for Dutchess Land Conservancy which, in general, favors measures to raise money to buy development rights. As a resident also strongly supports this legislation. It is realistic and fair.

Marcy Appell: Is it correct that areas in Town have already been identified that will be preserved with this money?

Christine Chale, Town Attorney: The Open Space Plan has been adopted which, for the first year of the program, can serve that purpose. After the first year the Board will need to adopt a comprehensive plan that will need to identify the properties that will be expected to be purchased.

Doug Moat, Red Hook: Speaking personally and not as Chairman of the Economic Development Committee. This legislation has no limits in it; the Board should express some view on this fact. It emphasizes that the funds will be used for the preservation of farm land, not active farming. It differentiates from the state law and relegates to a diminished role the preservation of other quality open space, the development of recreational areas and the enhancement of local character; each of which is targeted equally in the state law. It exempts from the transfer tax the people who will receive the dollars that will be distributed by this fund. Is this equitable and is this what was intended? By requiring the majority of the advisory board have conservation experience (the state law only requires at least 2 of the 7 members have such experience), it appears that decisions would favor the predetermined few. Leveraging assets by borrowing makes sense, but how much can/should this community borrow? Robert McKeon explained that a \$51 million investment is better than the cost associated with random, uncontrolled growth. If the PDR program is leveraged with matching funds he suggests that the town would only need to invest \$34 million over time. He also suggests that it has been estimated that \$300,000/year represents

the budgeted contribution from the Community Preservation Act. Is this real or a good "guesstimate"? From 7/04-7/06 there were 165 sales of property in the town. Sixty of these would have met the criteria for the transfer tax. They represented \$33 million in gross sales value, an amount that would have contributed \$244,620 or only about \$120,000 annually to the fund. Ask any real estate agent and they'll tell you that when a buyer learns of a property's \$2,000 or more transfer tax, they'll try to renegotiate the purchase price. This would hurt the pocketbook of current citizens. In speaking with real estate agents in Warwick, which has a somewhat similar program, they noted that the majority of the transfer taxes being paid were negotiated into the selling price. Was the buyer, therefore, really paying the tax? This legislation does little, if anything, to correct the inequitable burden residential taxpayers currently bears.

Dick Franklin: Many people looking for homes are saddled with large student loans and so they take a hard look at where they will live. Also, there's a possible increase of 500 students coming in from the Unification Church and we do not know what the impact will be.

Robert McKeon: To clarify a couple of Doug Moat's points: The Town of Warwick does not have a transfer tax; will not be putting it before the voters until November. I would also ask that the facts in the rest of his comments be checked, as well.

Mary Ann Johnson: Serves on the CAC and the Ag and Open Space Committee and supports this legislation, it's the best we have. Sprawl is costly and perpetuates itself. The way it is stopped is to redirect the growth to other areas. Maintaining a quality of life is not free. Hopefully the voters in Red Hook will understand.

Paul Vosburgh: More than 1700 acres have been protected. In the Ag Reserve 3600 acres are protected. Added to the 1700 that nearly satisfies the 8,000 acre goal in the Town's Open Space plan.

Larry Thetford, Red Hook: This provides a means of funding that should also be used for historic preservation. It would be a benefit to the community and favors it.

On a motion by Supervisor Blum Bump, seconded by Councilman Ramsey, move to close the public hearing at 10:01 p.m.

Adopted	Ayes 4	Blum Bump, Crane, Bordewich, Ramsey
	Nays 0	
	Absent	Ross

Respectfully submitted,

Susan McCann, Town Clerk