

**TOWN OF RED HOOK**  
**Second Intermunicipal Task Force Meeting**

A special community meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was held October 12, 2006, at the Red Hook Firehouse, 42 Firehouse Lane, Red Hook at 7:30 pm.

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

Also present: Deputy Supervisor William O'Neill  
Red Hook Mayor Dave Cohen  
Tivoli Deputy Mayor Tom Cordier  
Approximately 100 residents

Supervisor Blum Bump opened the meeting with the Pledge of Allegiance. She then announced the topic of the meeting:

**Red Hook Town Board Meeting**  
**Centers and Greenspace: Tools for Smart Growth**

Supervisor Blum Bump proceeded to introduce Deputy Supervisor William O'Neill, and the members of the Task Force.

Deputy Supervisor O'Neill thanked the Firehouse and Rob Frey for his help. He also acknowledged Village Mayor Dave Cohen and Deputy Mayor Tom Cordier of Tivoli. Supervisor Blum Bump announced that the third meeting may be on October 30th or November 1st.

Deputy Supervisor William O'Neill introduced John Clarke of Dutchess County Planning. Mr. Clarke proposed:

- Smart growth principles
  - adopt protection measures for farmland, open space, natural and wildlife areas
  - create connected Greenspace centers
  - encourage compact mixed use development patterns
  - identify priority growth areas

Ted Fink of Greenplan, Inc. Centers and Greenspace spoke of tools and strategies for smart growth.

- Means making wise land development and conservation choices and is measured by its outcomes on the landscape including:
  - directing development
  - conservation
  - provisions of a variety of transportation choices including walkable neighborhoods

Sprawl is dispersed auto-dependent land consumptive development outside of compact centers that fragment the rural countryside.

**Tools and Techniques**

Agriculture Protection Zoning – the most common land use technique for limiting development on farmland.

- reduces conflicts between farmers and non farming neighbors
- protects valuable soils
- protects a critical mass of farmland
- simple and inexpensive
- may reduce land values and equity
- not permanent – zoning can be changed

Cluster development – a modification of the zoning regulation to provide for an attractive method in order to protect open space.

- allows for creative and efficient use of land
- preserves the development value of the land while permanently protecting a percentage of open space.
- reduces lengths of streets, utilities and the cost of maintenance
- creates land use conflicts between farm and non-farming neighbors
- creates increased traffic congestion

Community Preservation Fund

- real estate transfer fee
- funds preservation of open space

Purchase of Development Rights

- pays landowners to voluntarily relinquish their rights
- protects farmland
- allows farmers to transform land assets into liquid assets
- stabilizes the tax base
- requires funds up front
- demand exceeds available funds
- voluntary – some will not be protected
- could fragment land

Lease of Development Rights – Term easements

- provides tax abatement
- not permanent
- most commercial farms already benefit from a tax reduction
- buys time to adopt permanent farmland protection
- helps retain open space

The quest for controlled growth requires creative planning and foresight. A TDR (Transfer of Development Rights) is just one tool.

Transfer of Development Rights – a tool to shape growth

- sending and receiving area
- protect farmland
- landowner retains equity
- private parties pay
- supports historic growth patterns
- establishing program can be complex
- pace of transaction depends on private market for development rights
- TDR only way to increase building potential in receiving areas
- substantially reduces density in sending areas

Incentive Zoning – flexible technique that provides a system of exchanging bonuses for community amenities

- can be used to permanently protect landowners
- retain the equity
- private partners pay to protect farmland
- supports historic areas
- program is optional
- may result in pockets of sprawl

Combining Tools – Three examples

1. Enhance existing tools and techniques
  - expand PDR
  - lower density in Agriculture Reserve
2. Incentive Zoning
  - adopt traditional neighborhoods, grant density, bonus, establish CPF
3. Transfer of Development Rights

Deputy Supervisor William O'Neill, moderator, opened the meeting for a question and answer period.

The meeting ended at 10:00 p.m.

Respectfully submitted,

Susan McCann, Town Clerk