

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

A special community meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was held November 16, 2006 at the Linden Avenue Middle School, Red Hook, Dutchess County New York.

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

Also Present: Deputy Supervisor Bill O'Neill  
John Clarke, Dutchess County Planning  
Ted Fink, Greenplan Inc.  
Michelle Greig, Greenplan Inc.  
Approximately 65 residents

Absent: Councilwoman Jean Bordewich

Supervisor Blum Bump opened the meeting with the Pledge of Allegiance, welcomed residents and introduced Deputy Supervisor O'Neill.

Deputy Supervisor O'Neill thanked everyone for coming and introduced the Intermunicipal Task Force.

Robert McKeon, Agriculture & Open Space Chairman, discussed:

- agriculture reserve area
- establishing an agriculture reserve for farmland preservation
- soils of statewide importance
- discouraging development

Deputy Supervisor O'Neill introduced John Clarke of Dutchess County Planning, Peter Hubbel and Michelle Greig of Greenplan Inc.

John Clarke presented a slide presentation– Where can development go?

Peter Hubbel presented a slide show of a Cash Flow Chart ... discusses "What kind of value if I choose to sell my land?"

- cost to develop the property
- value per acre
- current market value per acre
- value per acre as restricted by easement

Michelle Greig of Greenplan Inc., discussed actions for consideration to implement Centers and Greenspaces plan and incentives to encourage the sale of development rights in the Ag. District

1. Enhance economic opportunities for farmers
  - larger farm markets
  - agricultural tourism businesses as permitted uses
  - agricultural industrial uses as permitted use
  - reduce taxation on buildings
2. Housing for families in a farmstead complex
3. Protect investments – minimize land use conflicts
4. Pass a Community Preservation Act
5. Increase PDR funding

Additional future actions include:

1. Amending cluster regulations as conservation subdivisions regulations
2. Amending important farmlands laws
3. Protecting gateways to the Villages
  - a. Adopt a gateway district
  - b. Amend the scenic corridor overlay district
4. Adopting a riverfront district

**Red Hook Village:**

1. Amend Comprehensive Plan and adopt Traditional Neighborhood District

**Tivoli Village:**

1. Adopt incentive zoning
  - designate traditional neighborhood districts
  - use funds derived from incentive zoning to preserve farmland

**All three municipalities:**

1. Adopt Intermunicipal Agreements
2. Adopt Illustrated Design Manual for TNDs
3. Adopt Inclusionary Zoning
4. Adopt Water Management Plans

Deputy Supervisor O'Neill opens the floor for questions and answers.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Susan McCann, Town Clerk