

## **RED HOOK TOWN BOARD MEETING**

**March 30, 2011**

A special 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 7:30 p.m.

Present: Supervisor Sue Crane  
Councilman James Ross  
Councilwoman Micki Strawinski  
Councilman Harry Colgan  
Councilman William O'Neill  
Town Clerk Sue McCann

Also present: Attorney for the Town Christine Chale

Supervisor Crane welcomed everyone to the meeting and opened with the Pledge of Allegiance.

### **ANNOUNCEMENTS**

Supervisor Crane explained that the Board was unable to get through the agenda of the last meeting so the Board agreed to meet for this special meeting.

### **HIGHWAY GARAGE CONSTRUCTION**

Supervisor Crane said the Town Board feels that now is the time to move forward with the highway garage. Dan Proper from Crawford & Associates has been instrumental in coming up with a plan for the location of the garage. He and Highway Superintendent Therese Burke gave a presentation at the last meeting. She asked Dan Proper to explain where we are today and the SEQRA process.

Attorney Chale asked to introduce what we did in 2008 so that sets the stage for Dan. The Town was declared lead agency for this project in 2008. A full EAF was prepared at the time and was reviewed by the Town. The Town also adopted a determination that it would conduct the review of any zoning issues with respect to this property. A public hearing was held and a negative declaration with respect to the highway garage was adopted. The project at the time was based on a site plan prepared by Morris Associates. We have a modified site plan at this time which Dan Proper reviewed in detail at the last meeting. We've asked him to review the environmental assessment form that was prepared last time with respect to the Morris site plan and provide a supplemental plan that addresses the changes.

Dan Proper began working with the committee three or four months ago in developing the layout plan for the site and layout plan for the proposed highway garage. They are working to make sure it works with the facilities needs also incorporating the need for potential shared services with the Village of Red Hook and coming up with costs. A fairly detailed job of the preliminary aspect of the design has been done and they're ready to move into the next portion of the work which is to develop full construction drawings and getting bids from contractors. Right now the preliminary phase is done and the next step is to go to the construction document, to bidding, then to construction. The building benchmark is 80' x 150'. There is room for expansion if the Village of Red Hook decides to come on board. It is pre-engineered construction with a gable structure and not elaborate. With regard to SEQRA and the full EAF from 2008 they went through and created a supplement that shows the differences between the two site plans. He explained those differences. There is no greater impact than the original design. One aspect of concern in 2008 was the petroleum holding tank. It was removed and now there are double wall tanks on site which resolved that problem. The EAF has changed but not significantly. It has stayed more in line with the original EAF.

Councilwoman Strawinski asked if the EAF includes the existing garage's removal and if soil remediation is needed.

Dan Proper said that is not included with the project at this time.

Supervisor Crane told them that the soil has been tested and remediation was not needed.

The recommendation of the Attorney of the Town is to review the EAF and put in on the agenda for next week's meeting for consideration of a negative declaration.

Attorney Chale will provide copies of the documents she reviewed last time.

Councilman Colgan asked if permits were needed for the drain pond and one for the fuel.

Dan Proper told him you only need one. He explained what was done in the past which was done away with.

Councilman Colgan asked if he anticipated any problems with the run off pond.

Dan does not anticipate any problems.

Councilman Colgan asked if the design for the fuel storage is standard.

Dan said there are already double lined tanks.

Highway Superintendent Theresa Burke added that we are up to date and everything is in compliance.

Supervisor Crane will set the agenda for the April 12th meeting with the SEQRA document and be prepared to consider a negative declaration on it.

Councilwoman Strawinski asked if we've applied for a grant for a feasibility study for shared services with the Village.

Supervisor Crane said she has not seen a schedule of that grant application out yet.

Councilman Colgan said he was told that those grants would be available after the State budget was passed.

Supervisor Crane said we are hoping that by applying with the Village for the funding that we will get some relief from the actual bonding that we anticipate will be necessary. That said we are prepared to build bays for the Village. She feels we have a good chance.

Councilwoman Strawinski asked if the rendering can be placed on the Town's website.

Dan Proper can send it any time.

## **RESOLUTIONS/MOTIONS**

### Adopt Town of Red Hook Capital Plan, 2011 – 2015

Supervisor Crane reminded everyone as they were preparing the budget for 2011 they developed a capital plan. She explained that good planning requires businesses to project their needs in way to anticipate expenditures over time. The plan was developed but the Board never adopted it so she asked for a motion to adopt that plan.

On a motion of Councilman Colgan seconded by Councilwoman Strawinski moved to adopt the Capital Plan 2011 – 2015.

Adopted	Ayes	5	Crane, Ross, Strawinski, Colgan, O'Neill
	Nays	0	

The vote was taken after the following discussion:

Councilman Colgan asked Budget Officer Rose Rider if we budgeted certain items in the 2011 budget.

Rose told him we did.

Supervisor Crane pointed out the summaries in the document. It is a road map of projected needs that we know we are going to have. Most of these are to keep the Town running.

Councilwoman Strawinski asked about the dump body for 2011.

Budget Officer Rose Rider told her that was budgeted for the operating budget.

### PANDA Resolution authorizing the execution of an Intermunicipal Cooperation Agreement

Supervisor Crane shared the resolution regarding PANDA authorizing an intermunicipal cooperation with five other municipalities. Our attorney has reviewed it and she is asking the Board to adopt the resolution.

## **RESOLUTION 2011 #37**

RE: AUTHORIZING THE EXECUTION OF AN INTERMUNICIPAL COOPERATION AGREEMENT WITH PUBLIC ACCESS NORTHERN DUTCHESS AREA, INC.

On a motion of Supervisor Sue Crane seconded by Councilwoman Micki Strawinski moved to accept the resolution.

Adopted	Ayes	5	Crane, Ross, Strawinski, Colgan, O'Neill
	Nays	0	

Copy Attached

### Motion to accept Town of Red Hook 2010 Transfer Station Annual Report, submitted to Dutchess County Resource Recovery Agency and New York State D.E.C.

Supervisor Crane referred to the Transfer Station Annual Report prepared by Recycling Center Manager TJ Hackett. It has been submitted to DCRRA and the NY State DEC.

On a motion of Councilwoman Strawinski seconded by Councilman Colgan moved to accept the annual report for the Recycling Center.

Adopted      Ayes    5      Crane, Ross, Strawinski, Colgan, O'Neill  
                  Nays    0

Motion to authorize the Highway Superintendent to proceed with acquisition of dump body for six wheel truck in accordance with the Town's procurement policy

Supervisor Crane explained that this expenditure has been budgeted for in 2011.

On a motion of Councilman Colgan seconded by Councilman Ross moved to authorize the Highway Superintendent to proceed with the acquisition of a dump body.

Adopted      Ayes    5      Crane, Ross, Strawinski, Colgan, O'Neill  
                  Nays    0

**JOHN CLARKE, DUTCHESS COUNTY PLANNING – REVIEW OF RECOMMENDATIONS FROM LAST MEETING**

Supervisor Crane explained that D.C. Planner John Clarke goes all over Dutchess County helping people arrive at conclusions in order to update master plans, or bringing zoning codes in conformance with master plans, etc. He met with several people from the Board and a delegation of those concerned about the proposed Ag. Business District. John has summarized the meeting and shared copies with the Board.

John Clarke said there was a lot of good discussion at the meeting. The large farm property owners presented a list of ideas, complaints, grievances and questions. He summarized the major points and points of potential agreement from the farm owners' previous comments. He shared a list of common ground changes that included:

1. Clarify that the 200 foot agricultural buffer for new residential parcels next to farms is a guideline, where appropriate and provide flexibility for smaller lots.
  2. Make clear that whole farm plans do not have to be fully surveyed or engineered and can use readily available GIS mapping data. Only initial lots to be subdivided need specifics.
  3. Set the AB district limited development option sliding scale at 6 to 10 acres per dwelling, rather than the proposed 6 to 16 or 20 acres per dwelling.
  4. For more flexibility in conservation subdivisions, delete the maximum ½ acre lot standard and allow lots of varying sizes, consistent with siting standards, the goal of preserving at least 80% of important farm soils on the parent parcel, and the minimum open space requirement of 80%. Flexibility in lot sizes would likely increase lot values and lower the overall number of house lots near farms.
  5. To avoid overbuilding in the TND, set a maximum limit for new residential units at least 300 based on the 297 total units calculated in the build-out analysis, and require phasing by the Planning Board.
  6. Either eliminate all deductions for unbuildable acreage in the AB district *or* limit deductions to only those features listed under the existing zoning for cluster development, which includes NYSDEC wetlands, 100 year flood plains, high water mark of ponds and streams and 60% for roads and drainage. (This was unsettled and the option was left on the table at the meeting)
  7. Permit another option in the AB district for simple farm-scale subdivisions over a certain size. Suggested acreage requirement ranged from 10 to 40 acres with a potential compromise at 20 to 25 acres. (The location of the residential building envelope should follow siting guidelines.)
- John stressed that these are not County proposals, he acted as a moderator.

Supervisor Crane thanked him for the job he's done. She suggested that the Town Board review the issues outlined by John Clarke.

Michele Greig, Greenplan, will provide a red-lined version of the changes.

The Board discussed the details of the common ground changes shared by John Clarke. They also discussed conservation easements. Most of the conversation centered around number 7 regarding acreage requirements.

Councilman O'Neill told the Board that the Monday night Ag. & Open Space Committee meeting the farmers were given the impression that they would have some input in this discussion. He thinks they are in attendance at tonight's meeting because they want to be heard. Supervisor Crane said if they are willing to speak out now or met at another time that would be fine. She asked which they prefer.

Ken Migliorelli gave his opinion about parcel size.

Jim Stages also spoke of parcel size and buildings on the parcels.

Al Trezza added examples of what he'd like to see in order to preserve open space.

Robert McKeon commented that you cannot *require* farming, all you can do is try to increase the likelihood of farming.

Norman Greig wants farming to be possible in Red Hook and he wants it possible for the next generation. You have to create an agricultural value that farmers can participate in with the PDR. You also have to make farm sizes where people can afford them.

John Clarke made some suggestions regarding lot sizes.

Michele Greig thinks there are other ways to allow for the creation of ten acre parcels and it is something the Board has to mull over.

Rich Biezynski understands the difficulty with the ten acre parcel possibility. You really don't want development and that's what it's all about.

Paul Fredricks asked how we save the small farmer and establish the price of a property so they can afford it. We haven't found that remedy.

Supervisor Crane thanked everyone for their input. The Board will continue to work on this.

On a motion of Supervisor Crane seconded by Councilwoman Strawinski moved to go to Attorney/Client session at 9:45 p.m. regarding legal correspondence.

Adopted	Ayes	5	Crane, Ross, Strawinski, Colgan, O'Neill
	Nays	0	

On a motion of Supervisor Crane seconded by Councilman Colgan moved to close the Attorney/Client session at 10:16 p.m.

Adopted	Ayes	5	Crane, Ross, Strawinski, Colgan, O'Neill
	Nays	0	

On a motion of Councilman Colgan seconded by Supervisor Crane moved to adjourn the meeting at 10:16 p.m.

Adopted	Ayes	5	Crane, Ross, Strawinski, Colgan, O'Neill
	Nays	0	

Respectfully submitted,

Sue McCann, Town Clerk