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TRANSCRIPT OF PROCEEDINGS OF THE PUBLIC HEARING
ON THE PROPOSED COMPREHENSIVE PLAN AMENDMENTS
AND THE DRAFT GENERIC ENVIRONMENTAL STATEMENT
ON PROPOSED AMENDMENTS TO THE TOWN OF RED HOOK
ZONING LAW, SUBDIVISION LAW AND COMPREHENSIVE PLAN
TO IMPLEMENT THE CENTERS AND GREENSPACES PLAN

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DATED: June 22, 2011
Red Hook, New York
7:45 p.m. - 9:45 p.m.

Donna M. Wells, Court Reporter

MINUTES
OF
PUBLIC HEARINGS

Mary T. Babiarz Court Reporting Service, Inc.
(845) 471-2511

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APPEARANCES:

3

TOWN OF RED HOOK TOWN BOARD

Sue Crane, Town Supervisor

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Susan McCann, Town Clerk

Micki Strawinski

5

Harry P. Colgan

William T. O'Neill

6

James M. Ross

7

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RAPPORT, MEYERS, WHITBECK

SHAW & RODENHAUSEN, LLP

9

Attorneys for Town of Red Hook

35 Main Street, Suite 541

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Poughkeepsie, New York 12601

BY: VICTORIA POLIDORO, ESQ.

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Greenplan, Inc.

Environment Planners

14

302 Pells Road

Rhinebeck, New York 12572

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BY: MICHELE GREIG, SENIOR PLANNER

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17

SPEAKERS:

18

Paul Fredericks

Trilby Sieverding

Patrick Kelly

Norman Greig

19

Brenda Cagle

Robert Mycan

Jim Greig

Phil Seymour

20

Robert Greig

John Schmitz

Rosemarie Zengen

21

Linda Keeling

Richard Biezynski

22

Jim Stagus

Mark Wildonger

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Larry Thetford

Christopher Klose

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Amy Dubin

Kristifer Munn

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Al Trezza

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THE SUPERVISOR:

Do you have anything, Michele, that you wish to share with the array before we begin?

BY MS. GREIG:

Good evening, everyone. My name is Michele Greig. I'm the planner to the Town of Red Hook. The Town Board tonight will be holding two combined public hearings on Local Law C and Local Law D of 2011 which consists of amendments to the Zoning Law and subdivision regulations to implement the Centers in Greenspaces Plan. The Town Clerk is going to read a full description of the action in a moment, so I'm not going to repeat that here. The proposed action has been analysed in a Draft Generic Environmental Impact Statement that was deemed to be complete by the Town Board on May 11, 2010, and it's also been subject to a Final Environmental Impact Statement which was deemed complete by the Board on February 23, 2011, and these documents provide an extensive analysis of the potential environmental impact on both the proposed action and the existing zoning and

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2 zoning would allow for the construction of
3 approximately 3,600 additional homes in the
4 Town. In comparison, the proposed action has
5 been modified and would reduce that number to
6 approximately 1,400 homes. So the proposed
7 action would result in significantly less
8 traffic and less of a tax burden on local
9 residents than build out under the current
10 zoning amongst a number of other impacts that
11 have been studied in the EIS. Thank you.

12 THE SUPERVISOR:

13 Inasmuch as it is 7:45, I would entertain a
14 motion to open the public hearing.

15 BY MR. COLGAN:

16 So moved.

17 THE SUPERVISOR:

18 Second?

19 BY MS. STRAWINSKI:

20 Second.

21 THE SUPERVISOR:

22 All in favor?

23 THE BOARD:

24 Aye.

25 THE SUPERVISOR:

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Sue, would you read the notice of the hearing,
please.

THE TOWN CLERK:

"Notice of Public Hearings Town of Red Hook.
Please take notice that a public hearing will
be held by the Town Board of the Town of Red
Hook on June 22, 2011 at 7:45 local time at
the Town Hall, 7340 South Broadway, Red Hook,
New York 12571, to hear all interested persons
on Local Law No. C (proposed) of 2011
entitled, "A local law amending Chapter 143
entitled ZONING and Chapter 120 entitled
SUBDIVISION OF LAND of the Code of the Town of
Red Hook. A prior version of the proposed law
was introduced as Local Law 2 (proposed) of
2010, but has been revised in response to
comments and reintroduced as Local Law C
(Proposed) of 2010. The proposed amendments
would create two new zoning districts (the
Agricultural Business District and the
Traditional Neighborhood Development
District), replace the Town's existing cluster
regulations with provisions for conservation
subdivisions, and would add a new section on

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2 open space incentive zoning, in addition to
3 other incidental changes necessitated by these
4 amendments. In order to encourage
5 village-scale density within the Traditional
6 Neighborhood Development District the law
7 eliminates the density bonus for provision of
8 central water in the R1 and R1.5 Districts.
9 The proposed amendments would apply town-wide.
10 Please take further notice that a public
11 hearing will be held by the Town Board of the
12 Town of Red Hook on June 22, 2011 at 7:45 P.M.
13 Local time, at Town Hall, 7340 South Broadway,
14 New York 12571, to hear all interested persons
15 on Local Law No. D of 2011 (Proposed) entitled
16 "A local law to amend Section 143-7 entitled
17 Zoning District Map of the Code of the Town of
18 Red Hook to adopt the revised Zoning District
19 Map." A prior version of the proposed law was
20 introduced as Local Law 3 (Proposed) of 2010,
21 but has been revised in response to comments
22 and reintroduced as Local Law D (Proposed) of
23 2011. The proposed amendments would amend the
24 zoning map to create two new zoning districts
25 (the Agricultural Business District and the

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2 matter?

3 BY MS. POLIDORO:

4 There's no protocol, but perhaps the public
5 would like to hear what they say.

6 THE SUPERVISOR:

7 Then I think I will go ahead and do that. As
8 you know, we referred the action to the
9 Dutchess County Planning, and our Red Hook
10 Planning Department and the following was
11 received on June 21st, yesterday, by the Town
12 Board and the Town Supervisor: "Referral
13 number 11-222, Local Law C and D, Amend
14 Zoning/Map, Subdivision regulations. The
15 Dutchess County Department of Planning and
16 Development has reviewed the subject referral
17 within the framework of General Municipal Law
18 (Article 12B, Sections 239-I and 239-m).
19 After considering the proposed action in the
20 context of countywide and intermunicipal
21 factors, the Department finds that the Board's
22 decision involves a matter of some concern and
23 offers the following comments.
24 Action
25 Local Law amending ZONING and SUBDIVISION OF

1 Public Hearing Minutes
2 LAND chapters including a new Agricultural
3 Business District, new Traditional
4 Neighborhood Development Districts, provisions
5 for conservation subdivisions, and an
6 incentive zoning section.

7 Comments

8 Our Department has previously stated its
9 support for the Centers and Greenspaces Plan
10 proposed by the intermunicipal Task Force and
11 for new regulations that would implement the
12 plan. This revised proposal represents the
13 Town Board's determined efforts to address the
14 issues raised by Red Hook residents
15 participating in the extensive public review
16 process. During the course of multiple
17 meetings farmers and key landowners identified
18 seven areas of particular concern. To the
19 credit of these landowners, Town Board, and
20 Task Force members, compromises have been
21 negotiated regarding all seven issues, a
22 significant achievement. Proposed revisions
23 include:

24 - Eliminating the unbuildable acreage from
25 the density calculation in the

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2 Agricultural Business District;
3 - Reducing the original 16 to 20 acre
4 sliding scale minimum lot size to 10
5 acres;
6 - Including a 40 acre simple farm scale
7 subdivision option for large farms; and
8 - Limiting the maximum overall density of
9 the TND, the Traditional Neighborhood
10 Development, to 300 units.
11 Although compromise may not be entirely
12 satisfactory to all parties concerned a good
13 faith effort has been made by Town officials
14 and landowners to resolve differences in as
15 equitable a manner as possible in the interest
16 of realizing the Town's goals. We feel
17 strongly that the proposed zoning amendments
18 will protect an extraordinary working
19 landscape, expand the options of the Town's
20 farmers and support the vitality of the
21 Village and its surrounding residential and
22 commercial neighborhoods. We congratulate the
23 Town on its dedication and urge the Board to
24 support these amendments and the Centers and
25 Greenspaces Plan.

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2 RecommendationThe Department

3 recommends that the Board rely upon its own
4 study of the facts in the case with due
5 consideration of the above comments." It is
6 signed, Kealy Salomon, Commissioner of
7 Planning and Noela Hooper, Senior Planner. I
8 think I'd like now, if we could, unless
9 someone has anything else that they'd like to
10 read, to start. Let's start with the first
11 signee, and I believe it is Paul Fredericks.
12 Paul?

13 BY MR. FREDERICKS:

14 Good evening, Sue.

15 THE SUPERVISOR:

16 Good evening.

17 BY MR. FREDERICKS:

18 And the Board. My name is Paul Fredericks. I
19 live in the Village of Red Hook on the corner
20 of Church and Fraleigh Street. A few years
21 ago the Town of Red Hook and its citizens
22 approved a 3.5 million dollar bond which would
23 be used on a 50/50 basis with other
24 participants to purchase development rights
25 eliminating housing units with the result of

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2 saving open space and with no large increase
3 in the real estate taxes. The only burden
4 would have been in the taxes to pay back the
5 3.5 million dollar bond. Since then the
6 intermunicipal task force proposed a number of
7 zoning amendments all of which would
8 approximately eliminate 1,500 new dwelling
9 units from the existing build out of 3,588.
10 Michele is now saying it's 2,000, but I'll
11 stick with the 1,500 because that's my
12 computation. My estimate is that the 1,500
13 new individual units would require sites
14 costing an average of \$100,000 for a total of
15 \$15,000,000. This loss of potential sales
16 would be absorbed by those who own land in the
17 proposed Agricultural Business District.
18 Following, I will pose some questions: One,
19 has a study been considered on who's absorbing
20 this potential loss in land sales; two, did it
21 only affect farmers and investors with large
22 landholdings in a newly proposed Agricultural
23 Business District; three, doesn't it also
24 include friends and neighbors with smaller
25 parcels especially those with 19 acres or less

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2 in the same proposed district; four, what
3 percentage of the above, the people living in
4 that district were depending on these future
5 land sales for retirement, college funds,
6 increase in real estate taxes, etc.; five, how
7 many were just contemplating a land gift to a
8 child? Whether you live in the Village or on
9 small parcels this, at first glance, appeared
10 to be a solution to preserve open space.
11 However, on further reflection I do not feel
12 comfortable imposing the full financial burden
13 on the few people above in the business
14 district. We have taken what should be a
15 community concern such as the PDR Program,
16 and, instead, the task force is proposing the
17 taking of development rights without
18 compensation from some of those who own
19 property in the proposed Agricultural Business
20 District. My reflexion is that there must be
21 a better way to do this. Thank you.

22 THE SUPERVISOR:

23 Thank you, Mr. Fredericks. The next speaker
24 is Patrick Kelly, please.

25 BY MR. KELLY:

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2 Is it okay if I do it from back here?

3 THE SUPERVISOR:

4 Certainly.

5 BY MR. KELLY:

6 Patrick Kelly, Old Post Road in Upper Red
7 Hook. The Centers in Greenspaces Plan has
8 been years in the making now, countless
9 volunteers across party lines have put in
10 thousands of hours by now. They've brought
11 the efforts -- (INAUDIBLE) -- that balances
12 the needs of everyone in this Town. You'll
13 see less residential development reduced by as
14 much as 50 percent in coming years so that we
15 don't have the kind of suburban sprawl as seen
16 in places like Long Island. That means that
17 the homes that are built are going to be close
18 to our Village center where they can support
19 our local businesses. Farmers, people who
20 have agricultural land in general will have
21 more business options so that they can keep
22 that as a working landscape, and in my mind
23 the sum total of that is that years and years
24 from now my children will be able to enjoy the
25 same quality of life in this Town as I was

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2 able to enjoy growing up here. It's not a
3 perfect plan necessarily for everybody and
4 there's certainly going to be disagreements
5 over anything this size, but there's been a
6 lot of compromise to get it to this point and
7 I hope that it passes in the same bipartisan
8 way that it was written. Thank you.

9 THE SUPERVISOR:

10 Thank you, Mr. Kelly. The next speaker is Al
11 Trezza, please.

12 BY MR. TREZZA:

13 Sue, I'll pass at this time. I may speak
14 later. I'm not sure.

15 THE SUPERVISOR:

16 The next speaker is Brenda Cagle, please.

17 BY MS. CAGLE:

18 I'm Brenda Cagle. I live at 11 Church Street
19 Extension, and I just have a brief statement
20 as Chairperson of the Conservation Advisory
21 Council. The CAC would like to express it's
22 support for the Centers in Greenspaces Plan.
23 The proposed changes reflect the ideas
24 expressed in our Town's planning documents;
25 the land use work documents, the Comprehensive

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2 Plan and Open Space Plan. And in all of these
3 documents the top planning priority was to
4 protect farmland while directing development
5 to areas near the existing centers. The
6 Centers in Greenspaces Plan puts into place
7 the means to carry out this directive, and
8 thank you to everybody who's been working on
9 this for 78 months especially the task force,
10 the Town Board members, the Supervisor,
11 Greenplan, and also to those landowners who
12 are most affected by this proposal and who
13 offered suggestions and accepted compromises.
14 Thank you.

15 THE SUPERVISOR:

16 Thank you. The next speaker is Jim Greig,
17 please.

18 BY MR. GREIG:

19 I am Chief Warrant Officer II, Jim Greig. I
20 am at a bit of a disadvantage here. Many of
21 you know who I am. I only know Bill O'Neill
22 and anybody whose name is, Greig, in the room.
23 If I could, Madam Supervisor, if I could
24 request a little extra time because this is my
25 first opportunity to address this forum on

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2 this entire topic, and I own 170 or a 169
3 acres of land that is affected by this south
4 of Rockefeller Lane and I'm bordered to the
5 south by the Grandmour neighborhood. So if I
6 could just get a couple of extra minutes.

7 THE SUPERVISOR:

8 Let's see how it goes.

9 BY MR. GREIG:

10 So I spend my summers in this area. I didn't
11 grow up here. I spent a lot of time growing
12 up in the Midwest, but no matter where we
13 moved I always looked at Red Hook as sort of
14 my ultimate home because this was where my
15 family was, and I've always looked at maybe
16 one day I could retire here and that has been
17 my plan when I retire from the military to
18 come here and if I can make a go farming, I
19 will. If I can find another business then
20 I'll do that. A lot of what I know about this
21 area comes from listening to my grandfather
22 speak to me about how much he loved this Town.
23 He loved the land, and he taught us all in the
24 family to be good stewards of the land and to
25 make sure that we maintained the value of it

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2 what little crops he had were worth almost
3 nothing, and all he had were expenses going
4 out and no income coming in, and he went to
5 the bank and he said give me some money so
6 that I can make it through another year and
7 they looked at the value of his land and they
8 said okay, we're going to loan you some money,
9 and so he was able to continue production and
10 keep farming and pay it back when the crops
11 were good. I don't think this is a unique
12 experience. I think this happened a number of
13 times over the course of my grandfather's
14 career and my uncle's career farming, and I'm
15 sure that there are other farmers in the room
16 that probably agree with me, but that's the
17 case. So having an underlying value of the
18 land to fall back on in bad times I think is
19 critical to a farmer's ability to stay in
20 business, and this line in here, this
21 agricultural zoning, this idea that
22 agricultural zoning does not reduce a farmer's
23 ability to secure farm loans as such loans are
24 based on demonstrated productivity of the land
25 involved. I can't imagine that was ever true,

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2 of businesses that you're saying are greater
3 opportunity, so I'm not quite sure how
4 offering greater opportunities what we would
5 do with that. I don't know where we could go
6 from here, maybe open a 2,000 square foot bed
7 and breakfast as I saw in one of these
8 proposals. I don't know who would stay in
9 something that small. So I look through this
10 and I question how this has been done in a
11 fair fashion and I look at -- just this
12 statement here, number five, "Agricultural
13 zoning is legitimate, legal, and common use in
14 many states." So, soldiers, we tend to be
15 fairly conservative, and probably more
16 libertarian than conservative because we spend
17 a number of years giving up our rights. As
18 my drill sergeant said, "You're here to defend
19 democracy not to practice it, get down and
20 push." So when I explained this, what was
21 going on, to some of my friends their reaction
22 was shock. They were shocked that a
23 municipality, that any government could go
24 this far and destroy the value of my
25 landholdings. They didn't think that it could

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2 farmland use is about 36 or 37 cents of
3 services for every dollar in taxes they pay,
4 and one of the things that it says in here is
5 that most new residential development does not
6 pay its own way -- and it doesn't have it in
7 here. Michele will probably have the numbers
8 -- but it's probably, what, in the order of
9 \$1.30, \$1.40, \$1.50 in services for every
10 dollar in tax revenues, am I in the right
11 ballpark? Well, what this fails to state is
12 that that's not the sort of -- I mean -- this
13 says most residential development doesn't pay
14 its own way. I find that hard to believe that
15 if you took a hundred acre lot and turned it
16 into ten large estates and put large mansions
17 on them that I'm pretty sure it would be
18 pretty easy to sell it to somebody from
19 Manhattan who's got lots more money than they
20 know what to do with and would do that.
21 What's that going to generate, couple \$2, \$3,
22 \$400,000 a year in taxes off that 100 acres,
23 but if instead you do -- we're talking about
24 in here which is where you're left with 80
25 acres of farmland and 20 acres to develop 20

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2 houses on, no. Excuse me. 20 acres to
3 develop ten houses on you got less than two
4 acre lots by the time you add in the streets
5 and everything like that, and just look at the
6 home prices around here that's somewhere
7 between \$250,000 to \$400,000 so what's that
8 generate, \$50, \$175, \$100,000 in tax revenues.
9 So the very sort of development that this plan
10 promotes is actually going to reduce the
11 potential taxes that would come to the Town
12 compared to the services. So you're going to
13 add ten houses that are each going to use
14 \$1.50 in services for every dollar in taxes
15 they pay and instead, I mean, that's the
16 alternative as opposed to adding ten houses
17 that generate ten times that amount in tax
18 revenues, so I just don't think that this -- I
19 don't know how anybody could look at this with
20 a straight face and say that this isn't
21 written with a definite point of view towards
22 a -- I don't know. You have to love the
23 poverty that Europeans live in to like this
24 plan, and that's the way they live. My wife
25 is German. We spent three years living there.

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2 to do it and you're going to have a rush to
3 develop those lands, and I really think that
4 this is counter to all of the ideals that you
5 have put into it. I would just like one
6 second to close. I was in a meeting about two
7 months ago. It was a quarterly project
8 review, Lieutenant General Koziol. He was
9 reviewing a \$300,000,000 program that had been
10 in the works for two years. It was only
11 meeting about 80 percent of its stated goals,
12 but it was an upgrade to an existing system
13 and because it was only meeting 80 percent of
14 its stated goals it really wasn't that big
15 enough of an upgrade to justify further
16 expense, and the cost of fielding it and the
17 negative cost associated with putting a new
18 system out in the field, so this Colonel who's
19 in charge of this program is sitting there
20 saying I just need another \$12,000,000. We've
21 already spent \$300,000,000. For \$12,000,000 I
22 can deliver it to you, General, and he said
23 you know what, it doesn't matter that we've
24 spent two years and \$300,000,000 doing this.
25 The program doesn't do what it was designed to

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2 do and it's a bad program, and we need to kill
3 it, and he had the authority to do it and that
4 was that. I would ask that before you start
5 thinking that you've put so much time and
6 effort into this program and into this
7 proposal, and you've spent so much money --
8 it's got to be a half million by now from what
9 I understand -- that instead of saying we have
10 to do it otherwise all this was wasted maybe
11 you should step back and say we should vote on
12 the merits of this. Is it really good for Red
13 Hook, is it really good for the people of Red
14 Hook, and is it really fair. I mean, I'm not
15 sure, but it looks to me like what you want is
16 some idealized idea of what rural life is with
17 farm markets and wineries and the large
18 rolling fields dotted with horses, some sort
19 or rural Epcot Center. Well, if you want to
20 build a rural Epcot Center that's a tourist
21 spot for people from Manhattan then buy my
22 land and turn around and rent it to farmers
23 and you can determine what's grown there and
24 how it's used completely because you'll own
25 the land. This proposal has a lot of theories

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2 about how it may or may not work out for me,
3 and, unfortunately, the Board and the Town
4 doesn't bear any of the economic risks if
5 these theories don't bear out. I, my family,
6 and the rest of the landowners here bear 100
7 percent of the economic risk if these theories
8 don't pan out as stated. Thank you.

9 THE SUPERVISOR:

10 Thank you, Mr. Greig. The next speaker is
11 Robert Greig.

12 BY MR. GREIG:

13 Miss Chairman, members of the Board, thank you
14 for the opportunity to be heard. I think I
15 only have one point and the point is actually
16 a point that was made very, very forcefully by
17 a prior member of this Board, and the point
18 was if you want to sell your development
19 rights you missed your chance. You missed
20 your chance because we're going to destroy the
21 value of those development rights, and let me
22 tell you what the implication of this is. My
23 father bought the farm, the first part of the
24 farm, 65 years ago. It's been added to since.
25 It's been added to since from the revenues of

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2 agriculture not something else. There hasn't
3 been a single parcel subdivided or sold off
4 the farm, not one, and in terms of
5 development, let me tell you a story;
6 buildings have been taken down not put up.
7 I'll give you an illustration. There was an
8 old building on the property and my father
9 hooked up a tractor to it to pull it down. By
10 the way, my father worked every morning
11 milking cows and he had a cat named, Ronald,
12 and the cat was trained to hunt mice and they
13 kept the cat hungry, and the cat was very good
14 at hunting mice because the cat was hungry.
15 So when he pulled down this building suddenly
16 mice were running everywhere and Ronald came
17 rushing in put one mouse in his mouth, one in
18 his right paw, one in his left paw and looked
19 around at all the other mice running around,
20 and if I read through this proposal there are
21 dozens of provisions which individually and in
22 aggregate destroy the value of the development
23 rights. We missed the chance, but you know
24 what, we were fortunate. We didn't need to
25 sell the development rights. We reached into

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2 our pockets and bid against developers and

3 kept the land out of the hands of developers

4 and we've done this for years, and years, and

5 years, and the land is going to be transferred

6 to children and grandchildren, and they've

7 been trained to be stewards of the land and

8 maybe they'll be fortunate. Maybe they'll

9 have lots of money and maybe they won't need

10 to sell development rights, but maybe they

11 will, and what do you sell development rights

12 to do, to pay taxes and to keep the land and

13 to be good stewards of the land. My one point

14 is this proposal is like Ronald the cat. It

15 has teeth. It has claws and every one of

16 those teeth and claws destroys a portion of

17 the value of those development rights and if

18 you destroy that value you will inevitably

19 create, not today, not tomorrow, but someday a

20 circumstance where the family can no longer be

21 good stewards of the land, it has to be sold,

22 and I don't think anyone will benefit from

23 that. At the risk of being a little bit

24 personal, there have been developments on the

25 Greig farm. One of the things my father most

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2 and consider the following addresses: 14 East
3 Market Street; 7484 South Broadway; 7508 North
4 Broadway; 6B Tobacco Lane; 4A Tobacco Lane;
5 7509 North Broadway; 31 East Market Street;
6 7496 South Broadway; 7568 North Broadway; 7483
7 South Broadway; 7505 North Broadway; 24 East
8 Market Street. I could go on and on, ladies
9 and gentlemen, but these are just a few of the
10 store fronts, a few of the store fronts that
11 are empty in the Village of Red Hook right
12 now. The proposed decentralization will be
13 the deathnel of our Village and our Town, and
14 if you think I stand here in opposition alone
15 let me introduce this petition. "To the
16 attention of the Red Hook Town Board: We the
17 undersigned are submitting this petition in
18 opposition to the decentralization of the
19 Village Center as prescribed in the proposed
20 Zoning Code. We will not vote for or support
21 any member of this Red Hook Town Board who
22 votes for the proposed zoning." There are 30
23 signatures of present and past business owners
24 who also are opposed to this zoning. I
25 gathered these signatures within two hours,

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2 ladies and gentlemen of the Board. Not one
3 person I asked to sign it refused. They feel
4 the zoning amendments are not only elitist,
5 but quite possibly unconstitutional. Madam
6 Supervisor, may I approach the dais to present
7 this petition to you?

8 THE SUPERVISOR:

9 Yes. Please come forward.

10 BY MS. ZENGEN:

11 Thank you for your time.

12 THE SUPERVISOR:

13 Thank you, Miss Zengen. The next speaker is
14 Linda Keeling, please.

15 BY MS. KEELING:

16 My name is Linda Keeling, and I'm a candidate
17 running for the Town Board on the Town's
18 independent line. In regards to Rosemarie
19 Zengen's comments about the number of
20 signatures she garnered, may I remind you that
21 in the past two elections these elections were
22 won by less than one-third of the signatures
23 on her petition. Regarding the FGEIS, comment
24 number 18, light industrial district, the
25 proposed district would permit a 20 percent

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2 building cover. This is a 400 percent
3 increase which will remove a vast amount of
4 trees on this property thereby impacting soil
5 run off from erosion, decreased air quality
6 and forever change the bio diversity of the
7 existing flora and fauna. It further states,
8 "The district is in close proximity to
9 community water and proposed community sewer,
10 infrastructure required by such uses." The
11 recent April 2011 referendum voted down the
12 proposed sewer district by a two to one margin
13 by the businesses and residents, therefore,
14 your percentage of coverage should be greatly
15 reduced back to the current RD3 stated at the
16 five percent allowed. Concerning the traffic
17 problems commented on the FGEIS, have you
18 tried to get out of Fire House Lane, Metzger
19 Road, Old Farm Road, Rhinebeck Savings Bank
20 and even Mrs. Zengen's driveway during the
21 early morning or late afternoon. Stating that
22 adding 300 more dwellings will have no impact
23 on traffic is a misstatement and misleading.
24 Let's be reasonable, and, also, please leave
25 the public hearing open for further comments.

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2 it. "Good evening. My name is Mark
3 Wildonger, and I'm a planner with Scenic
4 Hudson. Scenic Hudson supports the amendments
5 to the Zoning Code and subdivision of land
6 chapters. We feel the amendments strike a
7 healthy balance between conservation of
8 farmland and open space and allowing for
9 development in the appropriate areas. In
10 addition, the plan makes wise use of mandates
11 required of applicants while also building in
12 reasonable flexibilities that encourage
13 creative development design that accomplishes
14 the goal of guiding development into the
15 appropriate places and conserving important
16 farmland and open space resources. Scenic
17 Hudson agrees that the menu of options for
18 development potential presented in the
19 Agricultural Business District will protect
20 the landscape that gives Red Hook its
21 character and still provide landowners a
22 reasonable return on their investment. As we
23 have stated in a prior letter, while we have
24 misgivings about any such exemptions from the
25 required farm plan in the 40 acre option, we

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2 respect the community and Town Board for
3 compromising on a solution. Scenic Hudson
4 strongly supports the Traditional Neighborhood
5 Development District amendment. The
6 Traditional Neighborhood Development District
7 is very thorough in that the purpose and
8 intent of the district is clearly stated along
9 with specific design standards complete with
10 illustrations which should result in the type
11 of development prescribed in the Comprehensive
12 Plan. This center oriented development will
13 also help accommodate any over flow from the
14 Village by creating a seamless extension that
15 maintains the feel of traditional,
16 pedestrian-friendly main streets with
17 buildings close to the sidewalk, parking on
18 street and behind buildings and reduced
19 setbacks. Creating a walkable mix of
20 commercial and residential properties adjacent
21 to the Village will allow for development when
22 the market is ready. Scenic Hudson supports
23 the provision for conservation subdivision
24 development and open space incentive zoning as
25 sound techniques to allow for flexibility in

1 Public Hearing Minutes

2 development design and the protection of open
3 space resources such as working farmland,
4 scenic views and natural resources. In
5 conclusion, Scenic Hudson supports the
6 proposed zoning and subdivision of land
7 amendments. We applaud the Town and residents
8 for working collaboratively to develop a code
9 that balances creative development and
10 conservation while still providing landowners
11 a reasonable return on their land. Scenic
12 Hudson appreciates the opportunity to provide
13 comments on the proposed amendments to the
14 zoning and subdivision law."

15 THE SUPERVISOR:

16 Thank you. The next speaker is Larry
17 Thetford, please.

18 BY MR. THETFORD:

19 Larry Thetford, 228 Spring Lake Road, Red
20 Hook. A number of years ago when Gene Border
21 (PHONETIC) which was a member of the Board the
22 Board authorized a citizens or a residents of
23 Red Hook workshop. This workshop was
24 conducted at the middle school. It was open
25 to all of the citizens of the Town, and I

1 Public Hearing Minutes

2 believe roughly 75 to 100 participated in
3 this. The goal of the workshop was to
4 determine from the citizens what they
5 envisioned as being desirable for the future
6 of this Town. The workshop was facilitated by
7 Pace University and records were kept of
8 results and you should have that as a matter
9 of your records. Number one identified a
10 desire from this community group to maintain
11 the rural character of the Town of Red Hook.
12 Since the citizens did speak through this
13 process I feel that these zoning laws reflect
14 what the citizens wanted. There are a number
15 of people behind me that either have spoken or
16 may speak who participated in that, so I would
17 suggest that you look up that record, compare
18 what those citizens wanted and if these zoning
19 laws facilitate that desire then it's a good
20 thing. Thank you.

21 THE SUPERVISOR:

22 Thank you, Mr. Thetford. The next speaker is
23 Christopher Klose, please.

24 BY MR. KLOSE:

25 Thank you for the opportunity. Chris Klose,

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2 debate that the inherent equity value of the
3 farmland is what has enabled the farming
4 community in Red Hook to grow, and that I
5 think that what you've got here is a document,
6 and I speak as someone, as you know, with a
7 Master's in Planning, so I kind of do this for
8 a living, but I think it's a document that is
9 replete with unintended consequences. I think
10 everything you think you're achieving you're
11 going to achieve the opposite. As far as the
12 AB District, it's patently spot zoning
13 targeting me and the Greigs. It's very
14 obvious. It's punitive and it's confiscatory.
15 It says that you need large parcels of
16 farmland in order to farm, but every farmer
17 tells you the opposite. They tell you highest
18 value crops are produced on the smallest
19 plots, so you've got a lot of stuff in here
20 which just isn't borne out, and it's a kind of
21 a bate and switch in the AB District. You can
22 do ancillary activities, but only on seven
23 percent of the land. You can have a bed and
24 breakfast, but only 2,000 square feet. Who
25 stays in a 2,000 square foot bed and

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2 compensate for the undeveloped portion on the
3 conservation easement, but, no, that money has
4 to be put up by the landowners, so it doesn't
5 pencil, and on the TND, I mean, it's so bad.
6 Basically all you're doing, looking at it as a
7 developer, all you're doing is proposing
8 another conventional subdivision only denser.
9 You haven't created an emerald necklace, a
10 parkland that you're requiring up front. You
11 haven't created bike paths and trails. It's
12 all optional. It's all voluntary, so what
13 you're going to get is exactly what you show
14 on one of the subdivision plans, I don't know,
15 page 107 or 111, ticky tacky little lots next
16 to each other with the streets where all the
17 services are happening on the same street.
18 There's no bike path. There's no mandatory
19 alley for garbage collection. All you're
20 going to have is everybody on the same street
21 scape. It's a nightmare. It's a nightmare
22 document. So what you think you're creating
23 you're creating the opposite. It's really sad
24 because you don't realize it. You will make
25 it financially infeasible for farmers to farm

1 Public Hearing Minutes
2 he's really on the ground with this because
3 this is what he intends to do with the rest of
4 his life. In my case my children own the land
5 already. I bought it in their trusts with the
6 intention of owning it, not developing it. So
7 I really think you've got to step back and
8 think long and hard about what you're actually
9 doing and who you're affecting. Thank you.

10 THE SUPERVISOR:

11 Thank you, Mrs. Dubin. The next speaker is
12 Kristifer Munn, please.

13 BY MR. MUNN:

14 I'm Kristifer Munn. I live on North Drive in
15 Red Hook, and it's been a long eight years and
16 longer for this plan to get to this point,
17 what may be the final public hearing, and I'd
18 really like to thank everybody, people who are
19 here now and people who are not here today who
20 worked so hard shepherding this plan through,
21 all the volunteers and all the consultants as
22 well who've worked incredibly long hours and
23 they were compensated, but, again, it's a long
24 time to work on a project. Most of all I
25 would like to thank all the farmers who came

1 Public Hearing Minutes

2 to the table to discuss what their issues were

3 and to compromise and to negotiate on behalf

4 of the farming community and the farmers who

5 do support this plan. Yes, there are farmers

6 who do not support the plan as well. The plan

7 is not a perfect plan. No plan is perfect.

8 No one has said the plan is perfect. If we

9 wait for a perfect plan we'll never pass it.

10 If you wait for a perfect law you'll never

11 pass anything. Nobody will be satisfied with

12 anything that is passed completely. The plan

13 protects the rural character of the Town, that

14 is clear to me. It does this in a number of

15 ways by reconfiguring where the homes will be

16 built, but this is not a construction plan

17 which is what it's being made out to be. This

18 is not a plan for construction. This is a

19 plan for the future. 25, 50, 75 years from

20 now where may the houses be built, where will

21 they be allowed to be built, that is what this

22 plan is about. This is not a construction

23 plan. The day after this passes whether it's

24 today or next week or next year bulldozers do

25 not converge on the south of Red Hook and

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2 begin building hundreds of homes. There's no
3 market for it to start with and it's just not
4 what's going to happen. Now, a lot of people
5 are concerned about development in this Town.
6 I think it's one of the top priorities of most
7 of the people in the Town trying to keep the
8 rural character and reduce the amount of
9 traffic. This plan reduces the number of
10 protected homes to be built in the Town for
11 the next 50, 75 years by 60 percent.
12 Approximately 2,200 fewer homes are projected
13 to be built, that is less development. That
14 is what the residents of this Town have asked
15 for and that, if this plan passes, is what
16 they will get. The community that has been
17 planned down at the south end for sometime in
18 the future it's got lots that are close
19 together and streets that have all the
20 services on them and it sounds like a real
21 horror, but I thought that's what the Village
22 was and it seems pretty nice to me. I think
23 that I could live with the Village slowly
24 building out into the other areas as the
25 economy supports it. Again, this is a long

1 Public Hearing Minutes

2 term plan not a construction plan, and I urge
3 you to support it and pass it at your earliest
4 ability. Thank you.

5 THE SUPERVISOR:

6 Thank you. Mr. Trezza, please.

7 BY MR. TREZZA:

8 Good evening. First, I would like to commend
9 both Harry and Sue for meeting with us, the
10 landowners, over the last several months.
11 Listening tonight I feel kind of badly because
12 we have a young man who is a third generation
13 landowner in Red Hook. I'm only a second
14 generation landowner. I did not realize that
15 Jimmy's grandfather was Mr. -- (INAUDIBLE) --
16 and so we're now looking at another third
17 generation family member. I think in looking
18 at it I'm somewhat concerned about the loss of
19 value on the development rights. I know we've
20 struggled with this for a long time, and I'm
21 still having ambivalent feelings about this
22 law, but I would like to address just a couple
23 of things that, the first is the conservation
24 subdivision. If you look at the conservation
25 subdivision on page 60 there are 11 items that

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2 are to be taken into consideration. When you
3 go into the AB District they allow the
4 conservation subdivision and they apply the
5 conservation subdivision regulations, but
6 they've added another eight criteria. Now,
7 there are 19 criteria that the Planning Board
8 has under the conservation subdivision. Now,
9 I'm not saying it's wrong, but the Planning
10 Board in the past has acted as the Town Board
11 and they're not supposed to. They're not
12 authorized to write legislation, but what
13 they've done by virtue of this authorization
14 that you've given them under the conservation
15 subdivision has been to reduce the number of
16 available lots to people that have come before
17 them and that's wrong and this is why I agree
18 with Mr. Biezynski. There has to be a
19 statement in the Zoning Law that says that the
20 application of the conservation subdivision
21 regulations shall not diminish the number of
22 permitted lots an applicant is entitled to
23 under the density requirements of the AB
24 District. It just needs to be done because
25 what we've sat here for four months fighting

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2 is only 12 acres upon which to put eight

3 additional homes whereas prior to that -- so

4 what I'm saying to you is that really I can

5 understand maybe if you -- the whole purpose

6 was that we could have two 40 acre lots and 20

7 acres upon which to build the rest of the

8 houses. So I think that needs to be addressed

9 also. I think you need to change that and go

10 back to what we agreed to because that's what

11 we all thrashed out, and I very much would

12 like to say, thank you, to Jim Greig for

13 coming here because you're all tired of

14 listening to me, you're tired of listening to

15 Mrs. Zengen, you're tired of listening to

16 Linda, you're tired of listening to Jim

17 Stagus, you're tired of listening to

18 Biezynski, you're tired of listening to Norman

19 Greig, and I can understand getting tired of

20 listening to us, but it's rather refreshing

21 and, I think, and very telling that this young

22 man came, and I thank you, Jim, for coming,

23 and you heard someone whom you are impacting,

24 a third generation landowner in Red Hook, and

25 you're hurting him with this law and maybe you

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2 sometimes for generations. At the last public
3 hearing on this topic I listened to a lot of
4 affected landowners and they asked for two
5 things. They asked for a referendum to allow
6 the people to vote on this, and they asked for
7 inclusion in the Ag Business District to be
8 strictly voluntary. Now, I know there's been
9 a lot of compromises made since that public
10 hearing, but both of those overwhelming
11 desires were denied. I have to agreed with
12 Mr. Fredericks that there has to be a better
13 way to preserve open space, and I thank you
14 for listening.

15 THE SUPERVISOR:

16 Thank you, Mrs. Sieverding. Are there any
17 additional persons who would like to speak?

18 Yes, Mr. Greig.

19 BY MR. GREIG:

20 Good evening. Norman Greig, 223 Pitcher Lane.
21 I have a couple of issues. There is
22 complacency in Red Hook thinking that the
23 issues, the biggest issues that are only
24 affected by the new Zoning Code are large
25 landowners and agricultural landholdings, but

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2 when you look at the, and I'm only interested
3 -- I'm not interested in ever building houses,
4 but I am very interested in the value of the
5 development rights attended to it, and the
6 person that pays the highest price in this new
7 proposed Zoning Code is the person with 19
8 acres, and there are many 19 acre parcels in
9 Red Hook, because that person goes from a
10 potential of six units to one and that's a
11 heavy hit, that's a heavy hit. There's been a
12 lot of reference to the surveys that were done
13 in Red Hook and what kind of rural character
14 we want, and I responded to that survey. I
15 agree entirely that we want the rural
16 character, but how we get there is very
17 important. No one has any money these days,
18 no one has any money, and I don't care whether
19 you live in the Village or whether you live on
20 a farm, but no one has any money, but when you
21 balance your open space plan on the backs of
22 the farmers that's something that, I guess, is
23 more akin to eminent domain proceedings rather
24 than a zoning change. Now, you're cutting the
25 build out roughly in half in round numbers and

1 Public Hearing Minutes

2 BY MS. POLIDORO:

3 Madam Supervisor, would you like me to address
4 the referendum issue quickly?

5 THE SUPERVISOR:

6 If we could. We've had that issue raised
7 twice and now would be a good time to have our
8 Town attorney address the issue of referendum
9 because there is a problem with that and I
10 think it has to do with legal matters.

11 BY MS. POLIDORO:

12 We did prepare a memo responding to the
13 referendum issue which you read aloud at one
14 of the last public hearings. The short answer
15 is that referendums are not authorized for
16 zoning laws in New York State.

17 THE SUPERVISOR:

18 Did everyone hear that? Referendums are not
19 authorized for zoning laws in New York State,
20 and that's where the problem lays. It's
21 simply a legal matter.

22 BY MS. POLIDORO:

23 We can find a copy of our memo and send it
24 back to the Board.

25 THE SUPERVISOR:

1 Public Hearing Minutes

2 So we were about to hear other speakers.

3 BY MR. GREIG:

4 May I ask a question, please?

5 THE SUPERVISOR:

6 Yes. Go ahead.

7 BY MR. GREIG:

8 So it's democratic to have a Board of just a
9 few people vote on the futures for everybody
10 in this Town, but it's not democratic to have
11 the members of the Town vote on it, is that
12 what I just heard?

13 BY MS. POLIDORO:

14 I did not say that. What I said was the State
15 legislature has not authorized referendums for
16 zoning laws.

17 BY MR. GREIG:

18 Has not authorized or has forbidden, there's a
19 difference.

20 BY MS. POLIDORO:

21 It's not permitted, that's the answer.

22 THE SUPERVISOR:

23 The next speaker is Tom Mansfield, please.

24 BY MR. MANSFIELD:

25 Tom Mansfield, 55 Old Post Road North in Upper

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2 here, Pine Plains has virtually no zoning, and

3 Pine Plains is a nice town. Someone could go

4 in there tomorrow -- and I know there are

5 plans, but they were put on hold because of

6 the economy -- they could build literally

7 thousands of units around that town. It

8 wouldn't be remotely what anyone thinks of

9 Pine Plains. Red Hook, the one thing I think

10 across the aisle that most of the people seem

11 to agree upon is that for whatever reason we

12 like open space whether it's for farm, to look

13 at, to hunt, to fish, who knows why. It seems

14 to be one of the few things everyone agrees

15 on. The other thing is it seems most people

16 agree on is their Village, for better or

17 worse, has not grown or developed the way it

18 should have. When I moved here in '94 it

19 didn't look a whole lot different than it does

20 now, probably about the same percentage of

21 vacancies. It was right after IBM downsized,

22 and, if anything, probably more vacancies then

23 as you do now. The one part of Town that

24 seems to be kicking and doing okay is what's

25 already south Red Hook, I guess you call it,

1 Public Hearing Minutes

2 and then you have whatever you want to call it

3 in between where Rhinebeck Savings, Chocolate

4 Factory, and a few other things, and right now

5 it's strange to say that we have a Village in

6 one place. We have somewhat of a, whatever

7 you want to call it, from the north end of

8 Town down, I guess, to Hannaford, and the real

9 change that happened around here is when

10 Hannaford went in is that it basically drew a

11 lot of traffic, a lot of attention, a lot of

12 people. Again, whether it was good or bad,

13 who knows, but those kinds of things happen

14 with zoning and people afterwards say maybe it

15 shouldn't happen and we have to live with it.

16 There's an old expression, perfect is the

17 enemy of the good when it comes to laws. You

18 never get a perfect law. I've worked in

19 Albany. I've worked in Poughkeepsie. I've

20 worked for the City of New York. No law is

21 perfect, and if there are issues like a lot

22 that were brought up tonight -- (INAUDIBLE) --

23 it is your amended laws and it is rather

24 straight forward through the Planning Board

25 and then through this Board to amend laws, but

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2 what you're doing now is you're amending the

3 underlying zoning, and if in a year or two

4 someone comes up and -- you know -- if Norman

5 comes up and says maybe we want to build a

6 house here rather than there -- you know --

7 those kinds of things can and should be

8 changed. Since I've been here several farms

9 are no longer here, they've been developed,

10 Fraleigh Farm, Echo Valley Road, Norton Road.

11 Just north once you go into Columbia County if

12 you notice especially on the west side just as

13 the same land as the Greigs, the same

14 everything has been developed quite slip shod

15 all over the place. I'm not really too clear

16 on what zoning Claremont has up there, but I

17 don't think it's much of anything, and the

18 point is that it would be great if we could

19 just freeze the farms the way they are now and

20 just do a handshake deal with everyone in the

21 room, all the farmers, and say this is the way

22 it's going to be, but we don't know what it's

23 going to be like in 10 or 15, 20 years when

24 their children inherit it or what not, and my

25 view having lived here a relatively short

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2 time, but long enough, is that a really
3 collective will to try to do what we can to
4 save the farms the way they are and I think
5 there's been a lot of compromises. When I
6 first started working on this the zoning was
7 going to be 18 to 20 acre minimum on the
8 farms, and my understanding is now it's been
9 reduced to ten acre. There's various other
10 compromises and I'm not a planner, but Roger
11 Ackley, the former County Planning
12 Commissioner, Kealy Salomon, who's the current
13 County Planning Commissioner, there's a
14 letter, I think, Sue, you read it before, but
15 I think it's worth reading because they are
16 professional planners.

17 THE SUPERVISOR:

18 We did read it.

19 BY MR. MANSFIELD:

20 But they say, "We feel strongly the proposed
21 zoning amendments will protect an
22 extraordinary working landscape, expand the
23 options of the Town's farmers, and support the
24 vitality of the Village and its surrounding
25 residential and commercial neighborhoods. We

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2 families go back almost 300 years and we talk
3 about the Fraleigh family, and we talk about
4 the Greig family. I see my former Brooklyn
5 neighbor, Robert Greig. I knew Robert Greig
6 in Brooklyn before I knew there was a Town
7 called Red Hook, and I'm pleased to see him
8 here tonight. We wouldn't be having this
9 conversations about zoning related to
10 agricultural lands if it weren't for the
11 original farmland protectors and that's
12 farmers. They've kept it open and available,
13 and I can assure you in my small 11 or 12
14 years of trying to do that it's not an easy
15 task, so I think that kudos first go out to
16 them. I also want to thank people of this
17 community because they've supported other very
18 effective initiatives to protect farmland,
19 and, in fact, I think in many respects more
20 effective initiative and that's the PDR
21 Program, citizens whether they were farmers or
22 residents in the Village have supported that,
23 and I think that that will help achieve sort
24 of a shared common goal. The Community
25 Preservation Fund was one of those perhaps

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2 more controversial issues, but that revenue
3 stream is now coming in despite the real
4 estate recession and will help supplement
5 those landowners who want to, on a voluntary
6 nature, join those programs, and I think that
7 we have to, of course, thank the farmers who
8 have taken that extraordinary step and put
9 their land under easement. I just wanted to
10 address the issue of development rights, and
11 value, and whether or not this zoning changes
12 the value. I will share with you my personal
13 opinion. I would not support a plan that
14 would devalue properties that have been, in
15 many instances, been kept open for decades if
16 not centuries. I don't have the answer to
17 that question. I don't pretend to know
18 whether the zoning will diminish value as some
19 folks have suggested. I do, however, refer to
20 what the professionals say and we've had an
21 instance recently where several properties in
22 the one area of the Town were valued by
23 licensed real estate appraisers. They were
24 asked to look at the value with the proposed
25 zoning to see if it would, in fact,

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2 significantly diminish the value, and they
3 looked across a wide spectrum of property
4 unique in character and they determined that
5 no, in fact, there would be no diminution of
6 value. I always get stuck on that word. It
7 should be much easier for me. So, now, is
8 their opinion anymore valued than Robert
9 Greig's or Jim Greig's, absolutely not, but
10 there is one difference and that is that
11 there's a very select few individuals who will
12 be hired to determine those values and it will
13 be their values not mine, not others, who will
14 be used to develop, purchase and develop the
15 land's valuations. So I guess I would suggest
16 that whatever comes down the pike whether or
17 not funds and this plan will create yet
18 another revenue stream which could be helpful
19 for folks when and if they decide they want to
20 sell their development rights, but if we
21 should find out that funds dry up then I think
22 we have to be ready to address that very valid
23 concern that clearly a group of individuals
24 have, and I think we need to be that flexible
25 because we cannot do it on the backs of those

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2 landowners who have kept it open for all of us
3 for so long. Thank you.

4 THE SUPERVISOR:

5 I have one letter here from someone who didn't
6 think he was going to be with us. Mr.
7 Seymour, do you want to read this letter
8 yourself?

9 BY MR. SEYMOUR:

10 Sure. Sorry I was unable to attend the
11 meeting earlier, but it was eighth grade
12 graduation towards high school, so that took
13 my priority tonight. First, I strongly feel
14 that creating a Village center south of the
15 Village will slowly but surely worsen the
16 existing vacancies in the Village because
17 businesses, especially new ones, would tend to
18 move south in order to have the additional
19 parking that would be available due to current
20 zoning laws. To further back that up, if you
21 look at -- everybody says they don't want a
22 Hyde Park. Well, if you look at where Hyde
23 Park's original business center was it's not
24 where it is now. It's been further south
25 almost to the far light where there's a

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Jamesway and then that folded up. Now it's back to the center of that whole strip, so it can happen to Red Hook. There's just so many businesses that this area can support. It's a bedroom community. You're not going to have manufacturing. You're not going to have a lot of industry. You're not going to have more banks. What have we got, six banks. What banker in their right mind would come to Red Hook, and offices, they're consolidating medical offices down to Rhinebeck in the old Grand Union as we speak and a lot of those offices that are in Red Hook are going to have to move into there because they're part of the new group, medical group in the Hudson Valley. Secondly, the proposed higher density housing as proposed, and this may have been changed, includes the Cookingham property which is over a half mile closer to the Village light than is the area south of Rokeby Road. In addition to that the area behind Hannaford that shows on the map as having high density lots, obviously, whoever put that designation there never looked at the property because it drops

1 Public Hearing Minutes
2 not taken into account the needs of the whole
3 community. Thank you.

4 THE SUPERVISOR:

5 Thank you, Mr. Seymour. The next speaker is
6 John Schmitz, please.

7 BY MR. SCHMITZ:

8 Thank you. John Schmitz. First of all I
9 wanted to say I have an enormous amount of
10 respect for the Greigs and I don't mean any
11 disrespect, and I understand you've gone
12 through a lot of trouble to speak here, and I
13 think the issues they've raised certainly are
14 ones which you have to take into
15 consideration, but I've been to a number of
16 these hearings and it seems like we've heard a
17 lot from the larger landowners or people who
18 actually consider themselves to be landowners.
19 We haven't heard much from the little people
20 in Red Hook, and I happen to have a petition
21 here that's been signed by 158 of those
22 people, and I would like to speak for them.
23 We, the people of Red Hook ask all members of
24 the Red Hook Town Board to vote, yes, for the
25 Local Law Number 2 or I guess it's now Number

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2 the majority and therefore impinge on the
3 rights of and ultimately will be the direct
4 and indirect cause of undo hardship for the
5 majority, specifically, increase taxes and
6 cost of living in schools and decreased
7 quality of living in schools. Additionally,
8 within the law and it's amendments those same
9 minority interests have been given extensive
10 accommodation beyond their existing rights and
11 privileges as land or business owners, a
12 provision to purchase their development rights
13 at a reasonable rate leaving no reasonable
14 reason to object. Number three, passage of
15 this law represents a critical opportunity to
16 help Red Hook's struggling economy and thereby
17 help all residents, especially those
18 struggling with increased costs of living and
19 declining work opportunities. This law
20 represents a rare opportunity to provide a
21 boost to both business and private interests.
22 The positive opinion on this law is not
23 limited to rank and file residents. It is
24 strongly supported by some of the most
25 important expert land use organizations as

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well as Red Hook's own local land use experts. Support for this law crosses all political, class and economic lines and categories and can by no means be considered political in nature. A vote against this law or an abstention can only be seen as a vote against the people of Red Hook in favor of several specific individuals whose position lays in direct conflict with the majority of the community. In short, we ask the Town Board to do as each and all have promised, that is to put the community first. Vote, yes, for Centers in Greenspaces. Thank you. I will leave this copy with you.

THE SUPERVISOR:

Have we heard from everyone that's had an opportunity to speak once? Is there anyone who wishes to speak a second time? The first hand I saw was Mr. Trezza, so we'll just go with Mr. Trezza.

BY MR. TREZZA:

I would just like to point out that the reason you hear from the minority of the people is because the minority of people are the people

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2 whose ox is being gored. Do you live on a
3 large parcel of land, sir?

4 BY MR. SCHMITZ:

5 No, I don't.

6 BY MR. TREZZA:

7 There is your answer. Now, please, listen to
8 me. The reason you're hearing from these
9 people is because they are being most
10 affected. People who live in Linden Acres,
11 College Park, and every other subdivision,
12 Grandmour and all the rest of them have
13 nothing to lose by this law. That's why
14 you're not hearing from them. What concerns
15 me most though is the small landowners. We've
16 been here negotiating with you because we have
17 an interest, and anybody that believes that a
18 person's self-interest isn't important, of
19 course it is, that's why we're here, it's our
20 own self-interest. But what I don't
21 understand is where the people are who have
22 30, 40 acres. Now, Mr. Mycan says he's not in
23 favor of a law that will reduce property
24 values. Believe me, when you have a 30 acre
25 parcel that's entitled to ten lots now under

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2 subdivision. We're going for 40 acre
3 subdivision. We fought to get one house on 40
4 acres. Let me tell you, we fought for that.
5 Remember that.

6 THE SUPERVISOR:

7 Miss Zengen.

8 BY MS. ZENGEN:

9 I'm with Mr. Trezza. I take exception by the
10 comments. Not that I wouldn't defend their
11 right to say it because I'm a democrat, and I
12 believe that that's the democratic process,
13 but for Mr. Schmitz and Mr. Klose to get up
14 here and talk about the fact we're talking
15 from fear rather than from hope, we're talking
16 from hope, Mr. Klose, and members of this
17 Board. As for Mr. Schmitz' comments about he
18 came to this area because of the school
19 district and because of the open space, well,
20 how many generations of Greigs, how many
21 generations of Shaws kept this property here
22 way before it was fashionable to think about
23 open space. You, Madam Supervisor, were
24 talking about rural conservation years and
25 years ago. This is not a new concept, and we

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1
2 have practiced this concept to make it
3 desirable for Mr. Schmitz to come to our area
4 and live, and for him to say now that we're
5 the minority he's very mistaken. As for his
6 300 petition signatures, I'll bring 2,000 back
7 if that will make you see that the people in
8 this area do not want this proposed zoning,
9 that's number one. Number two, as far as
10 consultants are concerned, I have the greatest
11 respect for Roger Ackley, but we have
12 consultants also. We have Al Norman from
13 Dartmouth who tells us that if you extend a
14 Village anymore than a mile from the village
15 you destroy the village, so we're going to
16 have Hyde Park, we're going to have Pleasant
17 Valley. We don't need that, and I like open
18 space, but I don't like people coming into
19 this area thinking that they know what's right
20 for this area when it's the Greigs, the Shaws,
21 the Barnals (PHONETIC), that have spent years
22 and years of their life and their tax money to
23 make these school districts what they are and
24 to make open space what it is. Thank you.

25 THE SUPERVISOR:

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2 Mr. Seymour, I'm going to take Mr. Greig and
3 then you, and in five minutes we're going to
4 close and see where we are. Yes, Mr. Jim
5 Greig, please.

6 BY MR. GREIG:

7 Madam Supervisor, I just want to say to
8 everybody on both sides of this issue thanks
9 for extending all the time you did to me and
10 for the warm welcome back to Red Hook.

11 THE SUPERVISOR:

12 Mr. Seymour.

13 BY MR. SEYMOUR:

14 I would just like to address the petition with
15 158 signatures. We keep talking about the
16 majority here. What about the majority of the
17 landowners that are directly affected by this
18 proposed AB district, that's the majority we
19 should be talking about. Not the majority of
20 the Town's people with any other interests
21 because those are the people that are directly
22 affected and it's their rights that are
23 directly affected, and it's still a democracy
24 and those are the people that should have the
25 majority vote. Thank you.

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2 BY MR. KLOSE:

3 I would just like to put in a last word. We
4 paid our taxes since 1943. We've had several
5 mortgages on the property. How many mortgages
6 have you had?

7 BY MS. ZENGEN:

8 That's none of your business.

9 BY MR. KLOSE:

10 It's none of our business either.

11 THE SUPERVISOR:

12 We are not going to debate tonight.

13 BY MR. KLOSE:

14 I understand that. I just want to be on the
15 record that this has gotten a little too
16 personal, Madam Chairman, and you directed us
17 not to be personal.

18 THE SUPERVISOR:

19 One last and that's it. Kristifer Munn.

20 BY MR. MUNN:

21 Once, again, I just want to come back around
22 to the fact that this is a long term plan.
23 This is not a construction plan. When people
24 talk about hundreds of homes and moving
25 villages and things like that there's not a

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2 lot of the same things.

3 THE SUPERVISOR:

4 Is that a motion?

5 BY MS. STRAWINSKI:

6 I move that we close the public hearing.

7 THE SUPERVISOR:

8 Is there a second?

9 BY MR. O'NEILL:

10 Second.

11 BY MR. ROSS:

12 I have a comment on that, Sue.

13 THE SUPERVISOR:

14 Yes.

15 BY MR. ROSS:

16 Are you going to close it with a week or two

17 for written comment?

18 THE SUPERVISOR:

19 I think we do need the written comment. I'm

20 sure there will be written comments.

21 BY MR. ROSS:

22 Let's make it part of the motion then.

23 BY MR. COLGAN:

24 Is that a normal part or is that just an

25 option?

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2 BY MS. POLIDORO:

3 It's an option. It's not required, but it's
4 an option.

5 THE SUPERVISOR:

6 But if we close it we can still receive public
7 comment.

8 BY MS. POLIDORO:

9 You can set a date.

10 THE SUPERVISOR:

11 To a period in July.

12 BY MR. COLGAN:

13 Before our next meeting, whenever that is.

14 BY MS. POLIDORO:

15 But you should have a date in mind when you
16 make the motion.

17 THE SUPERVISOR:

18 So the motion then is to close the public
19 hearing and accept written comments until, let
20 us say, until July 8th which is the Friday
21 before the next Town Board meeting on the
22 12th.

23 BY MR. COLGAN:

24 Okay.

25 BY MS. STRAWINSKI:

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Thank you.

THE SUPERVISOR:

The motion as amended. Second?

BY MR. O'NEILL:

Second.

THE SUPERVISOR:

All in favor?

THE BOARD:

Aye.

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