

**Dutchess County Planning Board
MINUTES – January 13, 2016**

Present

Colleen Cruikshank
Joel Diemond
Hans Hardisty
Edward Hauser
Hans Klingzahn
James Nelson
Warren Smith
Jill Way
Rick Wilhelm
Randall Williams
Jennifer Coccozza, *Staff*
Brian Kehoe, *Staff*
Lynn Schara, *Staff*
Eoin Wrafter, *Staff*

Absent

Michael Dupree
John Weisman
Anne-Marie Smith, *County Attorney Liaison*

Joel Diemond, Chairman, called the meeting to order at 3:31 PM. A motion to accept without change the minutes from November 2015, was made by Hans Klingzahn and seconded by Rick Wilhelm. There were no objections, and the minutes were accepted.

Nomination and Reorganization of Officers

Joel Diemond regretfully informed the board that he would be unable to serve as Chairman for the full year. As a result, a motion was made by Warren Temple Smith to appoint Hans Klingzahn as Chairman; the motion was seconded by Jill Way and the vote was unanimous.

A motion was made by Randall Williams to appoint Jim Nelson as Vice Chairman and seconded by Ed Hauser. The vote was unanimous.

The 2016 Planning Board meeting dates were distributed by email and within each board packet. A motion was made by Warren Temple Smith to accept the meeting dates without change; it was seconded by Ed Hauser and the meeting dates were accepted.

Each January, the Planning Board By-Laws are revisited and re-adopted. The By-Laws were distributed by email and within each board packet. Warren Temple Smith moved to accept them as written; Joel Diemond seconded, and the By-Laws were approved with no revisions for 2016.

Training Requirements for Planning Board Members

A dispensation statement was found in January 2013, stating that all board members are subject to a state regulation that four (4) hours of training are required per year for planning

board members. Most of the board meetings held within the year fulfill that requirement. Our interpretation is that if we provide four hours of presentations during the calendar year and a board member attends those presentations, that would fulfill their yearly training requirement. The hours earned are not automatically transferred to another municipal board, but a municipal board can decide to accept those hours if presented by a member.

Eoin invited the board to suggest items of interest for future training sessions; Joel requested continued appraisal of how the relationship between the new appointee (Paul Hesse) and the City of Poughkeepsie progresses.

Jim added that he'd like to stay informed of major projects that the Department is aware of; Jen and Eoin agreed to explore the best way to keep the board informed.

Commissioner's Update, Eoin Wrafter

Eoin reported that in 2015, the Department completed 435 referrals, 13% higher than we had projected for the year. City of Poughkeepsie has several projects that we hope are indicative of future development.

Eoin commended Jen Coccozza for working so diligently with our County Attorney's Office to develop a municipal agreement that communities can sign on for referral reductions. A certain amount of referrals (commonly referred to as "sheds, decks and pools") have little to no county-wide impact or concern. This referral could add 60 days to their approval process. Municipalities who wish to participate may enter into an intermunicipal agreement with the County for a period of one year, with four additional one year extensions. Overall for 2010-2015, about 22% of referrals would not have needed to be referred to us. Eight communities have now signed on to participate and we will be following up with others to inquire about their participation. Once the agreements are fully executed, our Junior Planner, Janet Tissiere, has been reaching out to the Zoning and Planning Board secretaries to familiarize them with the new process.

Eoin explained our new Referral Identifier Tool, which is an online application that assists municipalities and applicants in determining what actions need to be referred to us per NYS GML 239 simply by entering the parcel number. There may be some instances where a property line is just barely exempt from a requirement for a referral; in cases like that where it's a borderline determination, the referral should be sent in anyway.

Partnership for Manageable Growth

An additional \$1M has been approved in the 2016 Capital Program for Partnership for Manageable Growth. Our plan is to do another round of applications after this one.

Brian Kehoe reviewed the final scores of the pending projects with the board. The projects all scored very closely, with marginal scoring differences noted. The board felt very strongly that all of the submitted projects were excellent projects and all are worthy of being funded. A detailed discussion ensued regarding the specifics of each project, as well as highlights of the program.

After the farm tours take place, the board will convene in a special session to vote during late February. Eoin reminded the board that the scores are a starting point and that the final funding decisions will be made by the County Executive.

Questions arose regarding how to handle unfunded applications if a second round of funding is allowed (would applicants need to reapply or could they just update their application). Eoin will have to look into how that process will work.

Community Development Administrator for City of Poughkeepsie

Eoin informed the board of the new initiative to partner with the City of Poughkeepsie to share a planning employee. Paul Hesse has been hired as our Community Development Administrator, employed by the County, but primarily based at City Hall to oversee implementation of planning and development in the City of Poughkeepsie. The revitalization of the City of Poughkeepsie will benefit the County as a whole. Joel Diamond moved that the Dutchess County Planning Board express support for this effort by the Dutchess County Planning Department because it is a very innovative change; it was seconded by Jim Nelson and carried.

Dutchess County Planning Federation

Hans Klingzahn reminded the board that the Dutchess County Planning Federation offers their training programs both in the spring and summer. If anyone has a request for training or leadership, please let Heather LaVarnway know so that they can try to accommodate the need.

With no further business, Rick Wilhelm motioned to adjourn and Randall Williams seconded. The meeting ended at 5:10 PM.

Respectfully submitted,

Lynn Schara

Partnership for Manageable Growth
2015 Applications Summary

Score	Project Title	Category	Acreage	Location	Total Project Cost	DCPMGP Request Applicant	Cost Per Acre	% of PMGP	Award	Needed
167	Manne Farm/ND-4, LLC	Farmland Protection	38	East Fishkill	\$201,950	\$80,000 Dutchess Land Conservancy	\$5,279.74	40%	\$80,000	\$0
160	Locust Grove Farm (Atkins)	Farmland Protection	167	Pleasant Valley	\$1,030,150	\$195,000 Dutchess Land Conservancy	\$6,184.86	19%	\$195,000	\$0
151	Duncandale Farm	Farmland Protection	168	North East	\$1,145,850	\$229,580 Dutchess Land Conservancy	\$6,811.62	20%	\$229,580	\$0
145	Caora Farm (Ferraro/Weathers)	Farmland Protection	79	North East	\$371,850	\$69,300 Dutchess Land Conservancy	\$4,736.94	19%	\$69,300	\$0
144	Chaseholm Farm	Farmland Protection	187	Pine Plains	\$1,268,770	\$246,225 Scenic Hudson Land Trust	\$6,784.87	19%	\$246,225	\$0
141	Steel (Great Song Farm)	Farmland Protection	88	Milan	\$463,600	\$115,750 Dutchess Land Conservancy	\$5,280.78	25%	\$115,750	\$0
			726		\$4,482,170	\$935,855			\$935,855	
	Hyde Park Central Sewer District	Infrastructure	n/a	Hyde Park	\$14,247,786.00	\$3,561,946.50 Town of Hyde Park	n/a	n/a	\$500,000	\$275,855
					\$14,247,786.00	\$3,561,946.50			\$1,435,855	\$275,855
				Total Requests	\$18,729,956.00	\$4,497,801.50				
				Estimated Available Funding		\$1,160,000.00			\$1,160,000	
				Balance		(\$3,337,801.50)			(\$275,855)	



DUTCHESS LAND CONSERVANCY

Preserving Open Land in Dutchess County

Memorandum

To: Dutchess County Planning Board members, Eoin Wrafter, Commissioner of Planning, Brian Kehoe, Planner
From: Becky Thornton, President, Dutchess Land Conservancy
Date: February 17, 2016
Re: Dutchess County Partnership for Manageable Growth (PMG) Proposals

Thank you all for taking time out of your busy schedules to visit the farms under consideration for PMG funding. It's a great way to see the importance of each of these farms in the lives of the farmers, as part of our ag. industry, and to the community at large.

I wanted to follow up based on a brief discussion that occurred in the van on our return trip from the farm site visits last Tuesday regarding how DLC prioritizes its PDR projects to provide you with some additional background information. While we know you will be making your decisions based on the merits of each application, we thought this would be helpful to share.

All of the County applications (with the exception of Manne) will be matched (or potentially matched if pending) by State purchase of development rights funding through either the *Farmland Protection Implementation Grants Program* (FPIG) (the state-wide funding program) or the *Hudson Valley Enhancement Program* (HVAEP) (the one-time additional \$20M for the Hudson Valley.)

The State is putting a strong emphasis on closing projects quickly; thus organizations that show a strong history of closing awarded FPIG and/or HVAEP projects receive a higher score when Ag and Markets is reviewing new farmland protection proposals. This is a subcategory under "Organizational Capacity", which accounts for 20% of the maximum score on the rating sheet that proposal reviewers use. This is very important to DLC and other land conservation organizations (e.g. Scenic Hudson, Winnakee LT) because we want to maintain a high score when our projects are ranked - this helps ensure greater success in a very competitive process, enabling us to bring more funds into Dutchess County to protect our local farms.

DLC project timing:

The Manne Farm/Jackson project has a unique "opportunity" time frame. It is tied to a potential sale, and if DLC, Scenic Hudson, and Hudson Highlands Land Trust are not able to come up with the funds to help the Jackson's acquire and protect the farm, the landowner will sell it – potentially through a public auction within the next six months, which could result in a non-compatible farm use as a neighbor.

Great Song Farm/Steel was awarded State FPIG funding in October of 2014. It's important that DLC closes this project in a timely manner since State funding was already awarded. Thus Manne and Steel are priorities for DLC to close sooner than later given the timing constraints.

DLC applied for State HVAEP funding on January 29, 2016 for Atkins/Hackett Holsteins, Caora Farm, and Duncandale Farm, and Scenic Hudson/CLC applied for funding for Chaseholm Farm meeting this same deadline. State funding is pending on each of these projects and we hope to hear sometime this Spring. With \$20M up for grabs, we are hopeful that all four of these important projects will be awarded funding. If funding is awarded, both DLC and Scenic Hudson will be working to close these projects as soon as possible, again to maintain a high ranking score with the State.

As you saw, each of these farms is unique and important in its own way, and while we'd love all five farms to be awarded funding, we understand there are competing needs with limited resources. Should any of these projects not receive funding, we are hopeful that we can return to you should a future PMG opportunity arise. We wish you all the best in your deliberations.