

**Dutchess County Planning Board  
MINUTES – April 10, 2024**

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**Present**

Dale Culver  
Peter Doro  
Edith Greenwood  
James Fedorchak  
Hans Klingzahn  
J. Patrick Lambert  
Ken Migliorelli  
James Nelson  
Chris Pantano  
Jill Way

**Absent**

Gary Baright  
J. Randall Williams

Clayton Gurnett, *Staff*  
Dylan Tuttle, *Staff*  
Ian Wickstead, *Staff*  
Eoin Wrafter, *Staff*

Hans Klingzahn called the meeting to order.

Approve Minutes from the February 14, 2024 Meeting

A motion to approve the minutes from February 14, 2024 as amended was made by Pat Lambert and seconded by Dale Culver. With no nays, the motion passed, and the minutes were adopted.

Presentation: For-Sale Housing Report and Rental Housing Survey

Dylan Tuttle, Senior Planner, Department of Planning & Development, presented on the 2023 For-Sale Housing Report and Rental Housing Survey. The Rental Housing Survey has been done annually since the 1980s and mostly consists of collecting vacancy and pricing information from apartment complexes in the county with 20 or more units. The For-Sale report was created as a complement to the Rental Housing Survey and the first report was published in 2021. Dylan shared highlights from both.

The For-Sale Housing Report showed that the total number of single-family homes were sold in 2023 has declined, especially after a significant increase in 2021. Prices have increased, the median home price has increased by about 7%. Dylan also discussed sales by price range and affordability by showing how median home values and mortgage payments have increased compared to the increase in median income. Lastly, Dylan showed how many one-family homes have been built between 1970 and 2023. Construction has not reached the same levels as before the Great Recession for several reasons, including the high cost of construction materials and less available land. However, some townhomes and condo developments have been built. Additionally, the report showed that, while the sizes of new homes have not changed much, lot sizes are decreasing.

From the Rental Housing Survey there are two key points. One is that our vacancy rate is 2.1%, which is higher than 2020 and 2021, but is still lower than what is considered a healthy vacancy rate, which

is 5%. The second is that rents have increased overall by about 4%-5%. Lastly, Dylan shared the number of rental units built compared to for-sale units built, which show relatively low levels of construction of either type of housing. Both reports will be published online in the next few weeks.

After the presentation, Hans asked how long it takes for a house to sell. Dylan responded that it varies depending upon the time of year; last winter, it took 80+ days, but last summer it was about 42 days. Ken Migliorelli asked about the median home price in the county, which Dylan stated is about \$430K. The Board briefly discussed short-term rentals and the affect they have on rental housing. The Board also discussed barriers and possible policies for their respective communities.

Partnership for Manageable Growth (PMG) Updates:

Eoin reported that we are starting to see projects move along. The Meadowland Farm closed at the end of March. In addition, the grant agreement for Cedar Ridge Farm has been approved by the Legislature so hopefully that will close by the end of May. The grant agreement for Obercreek Farm is pending approval. If it is approved in May, it could close in July. We may be able to close on two more projects by the end of the year.

Currently, we do not anticipate a solicitation for a round of projects in 2024.

Commissioner's Update:

Eoin announced that Heather LaVarnway has left her Senior Planner position at the Planning Department so members who have any housing-related questions can contact either himself, Gail Padalino, Community Development Administrator, or Paul Hesse, Community Development Coordinator.

In the first quarter of 2024, the Planning Department responded 95 referrals, compared to 58 in the first quarter of 2023. Our average response time is 9.3 days.

Correspondence

The Planning Board did not receive any correspondence.

Adjournment

The next meeting is scheduled for September 11, 2024.

Pat Lambert made a motion to adjourn; James Nelson seconded, the motion passed, and the meeting was adjourned.

Respectfully submitted,

Charonique Roberts