

**Dutchess County Planning Board
MINUTES – September 10, 2025**

Present

David Barr
Dale Culver
Norma Drummond
Edie Greenwood
Hans Klingzahn
J. Patrick Lambert
Ken Migliorelli
James Nelson
Chris Pantano
Jill Way

Absent

Gary Baright
James Fedorchak
J. Randall William

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

Hans Klingzahn called the meeting to order at 3:35 pm.

Approve Minutes from June 11, 2025, Meeting

A motion to approve the minutes from June 11, 2025, was made by Norma Drummond and seconded by Dale Culver. With no nays, the motion passed, and the minutes were adopted.

Presentation: Centers & Greenspaces Methodology

Dylan Tuttle, Dutchess County Senior Planner presented, Centers & Greenspaces (Future Land Use Map). Dylan discussed the origin, existing methodology, updates, methodological direction of centers and next steps.

Centers & Greenspaces is a suggested land use plan, which originated from the Hudson Valley Greenway Smart Growth Principles. The idea is to identify spots to develop and preserve green spaces and farmland. It was developed in 2010 as a guide within Greenway Connections. It is also a separate on-line resource with a series of pdfs and maps. County wide maps that highlight centers and greenspaces. Municipal level maps that summarize the centers for various municipalities. Centers & Greenspaces is not the Comprehensive Plan (Comp Plan), it is a separate resource. Its focus is narrower than the Comp Plan, its focus is land use.

The existing methodology is 10-15 years old. It consists of a series of maps with centers with a walkable radius. There is a main map, additional maps that highlight centers, another map that highlights greenspaces and all the maps are put together into one.

The existing maps has Centers that are denoted with yellow parcels for residential and red parcels for commercial. Land outside of centers indicate the amount and type of greenspaces, for example:

- Suburbia- Lots less than five acres
- Small blocks of greenspace-Lots bigger than five acres that all add up to less than 1,000 acres before there is a big road, development, or other human impact.
- Larger continuous greenspaces –Over 1,000 acres (i.e. farmland and natural habitats)
- Protected spaces – Protected from development.

A Center is defined as a concentrated place of community life, commercial exchange and cultural history which includes cities, villages, hamlets and potential emerging centers, where future development could and should occur.

There are two center types in the existing methodology:

Existing centers

Emerging centers – i.e. Bellfield in Hyde Park

There are 76 centers in total on the existing map.

Updates to content, methodology and format:

Determine the project's place in our suite of plans. Does it stand alone or is it folded into the upcoming Comp Plan while continuing to be a guide within Greenway Connections.

Reassessment of the Centers:

Should the methodology change?

Should there be 76 Centers or broken down a different way?

How should the list be updated?

Reassessment of Greenspace layers:

Determine if any changes are warranted.

Design a dynamic on-line platform:

Figure out the best way for this to be shared and used for easy access by communities.

Centers:

Create distinction between sizes and types of centers.

Separating the centers into categories.

Determining the categories for the center based on size.

Design characteristics, is it a real walkable downtown.

Growth potential, is this a place where the community sees growth and development?

Determining factors:

- Are there environmental characteristics that are amenable for growth and development?
- Is it constrained in some way?

Orange County's map model has some levels that would be useful in designing the new maps. Three different levels of centers are identified in their map design: County Wide Centers (Cities), Community Centers (Villages) and Neighborhood Centers (Hamlets).

Our draft center types include Regional Centers, Community Centers, Neighborhood Centers and Future Centers. Future Centers are areas tagged by municipalities where they would like to see growth happen.

Next Steps:

- Further internal review. Discussions with Planning Board, Health department regarding water and sewer barriers to growth in some places. Discussion with municipalities. Discussion with the public.
- Determine details, once the centers are identified, then we can look at what parcels should be included. What does the center look like on the edges? How should center land use be depicted?

The first draft of the future land use map was displayed for review. The map denotes: Regional, Community and Neighborhood centers and identified notable growth areas for future growth on the map.

Commissioner's Update

As of August 31st, the Department responded to 241 referrals, that is 60% of what we projected for the year. Our average number of days to respond is 10 compared to the statutory limit of 30.

Partnership for Manageable Growth (PMG)

Domin farm, 201 acres in the Town of LaGrange and Primrose Hill, 106 acres in the Town of Clinton. We are going to the legislature in October for their grant agreements and will close before the end of the year.

We have two remaining projects, Hahn Farm in Pleasant Valley just under 100 acres and Heritage Acres in East Fishkill, 105 acres. These are the last two awarded projects. We expect the projects to go through all their approvals next year and close by the end of next year. Several projects have rescinded their awards.

Correspondence

The Planning Board did not receive any correspondence.

Announcements

Next Planning Board meetings:

November 12, 2025, at 3:30PM

Adjournment

Hans Klingzahn made a motion to adjourn; the motion passed, and the meeting was adjourned.

Respectfully submitted,

Patricia B.-Lloyd