

**Dutchess County Planning Board
MINUTES – February 26, 2025**

Present

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

Absent

Gary Baright
Edie Greenwood
J. Randall Williams

Jennifer Coccozza, *Staff*
Linda Fakhoury, *County Attorney, Liaison for Planning Board*
Clayton Gurnett, *Staff*
Nina Leonard, *Staff*
Devin Rigolino, *Staff*
Dylan Tuttle, *Staff*
Ian Wickstead, *Staff*
Eoin Wrafter, *Staff*

Hans Klingzahn called the meeting to order.

Nomination and Election of Officers

Eoin Wrafter announced that one nomination had been received to reappoint Hans Klingzahn as Chairman and James Nelson as Vice-Chairman of the Planning Board. A motion to approve the nominations was made. J. Patrick Lambert second the motion. With no nays or abstentions, the motion passed.

Review/Consider Adoption of Revised By-Laws:

There were no proposed changes to the by-laws by Planning Department staff or Planning Board members.

Approve Minutes from the November 13, 2024, Meeting

A motion to approve the minutes from November 13, 2024, as amended was made by Hans Klingzahn and seconded by Norma Drummond. With no nays, the motion passed, and the minutes were adopted.

Commissioner's Update:

Community Investment Development Staff – Housing & Urban Development Consolidated Plan is currently in the outreach portion. There have been five outreach meetings this week. One public meeting this evening for the new Consolidated Plan. The Housing & Urban Development

Consolidated Plan is the opportunity to set the priority of the community and broadly how the HUD funds can help meet those programs. We are doing a variety of outreach meetings with different constituencies throughout the community. Housing, transportation, economic development, affordability of housing, infrastructure, community engagement, community needs and broad public. A draft plan will be put together for public review.

Presentation: Inventory of Water and Sewer Infrastructure Initiative

Devin Rigolino, Environmental Program Director, Department of Planning & Development, presented a description of the Inventory of Water and Sewer Infrastructure Initiative which will be a comprehensive database of water and sewer infrastructure and districts that exist throughout the county. Devin gave a history of previous attempts by the county to create a database. The challenge is that every water system operator, i.e. municipality, village or a smaller operator, has varying levels of data and accuracy. Planning & Development and the Health Department have various access to those data. The goal is to create a comprehensive database where every system regardless of operator or municipality is in one place. This initiative will help determine what we already have and will assist with planning where possible expansions could go. This initiative will be done in phases as there are hundreds of operators throughout the county. Current data is in various forms (paper, digital). Paper files will require digitization. We must determine what will be collected. We want to know where pipes are, and the connections. We want to know as many attributes about the pipes (materials, year installed, diameter) as we can gather.

Once we have the data schema and database format then we can pick a small group of operators and systems to include in a pilot. Compare the data that the operators have vs. the Health Department's records. We will determine if this is something we can do internally. It may take a couple of years to get through every system in the county or we may determine that the effort is large enough to warrant a consultant. Year one will be an exploratory year. There are technological developments like modeling and other tools in GIS that can help make this initiative efficient and successful. There are many partners/stakeholders on this project: Planning & Development, DCWAA, Health Dept., Public Works, Emergency Response, SWCD, and Economic Development. It will benefit all partners/stakeholders to having access to these data. We do not want to make decisions in a vacuum. We want to move forward the right way.

Inventory of Water and Sewer Infrastructure Initiative questions:

- Private wells that serve the public, will that water source be included in the project?
Public water supply well data is uploaded to a state database, SDWIS and we have access to this data. We are working with Environmental Health division in the Health Department to ensure that the data is accurate. This side of the project, water infrastructure mapping is looking at the pipe networks and then the districts water, sewer and those pipes served. We are trying to tackle both.
- Who will have access to this database, will it be public?
No, all of it can be public, there will be a firewall. County internal departments will be able to utilize the database and partners like DC Water and Wastewater.

- Will State Pollutant Discharge Elimination System (SPDES) permits be a part of the data base?

That has not been considered. The State's database may already capture this information. It is something that can be considered later.

- Will towns and villages have access to this information?

Yes, they will be critical partners especially the ones that operators and maintainers of these networks. It would be appropriate for municipalities to have access.

Comprehensive Plan for the County

Eoin discussed the last comprehensive plan for Dutchess County, which was adopted in 1987. Between 1987 and current, the Greenway Compact, Greenway Connections and all of Greenway Guides were done. There is confusion if this is the comprehensive plan.

This year the staff will be researching and creating a framework for what we want the next comprehensive plan to be. Concurrently we will be looking at Greenway Connections and how it interacts with the comprehensive plan or not.

Staff would like the comprehensive plan to be interactive and not static. There are several instances where data needs to be updated post plan adoption such as:

- The 2015 Agriculture and Farmland Protection Plan includes agricultural priority areas that designate the areas where agriculture should be a priority for preservation within the county. In 2023, we did our 8-year review of the agricultural districts. That is the only time you can take a parcel out of the district. We did a lot of that as a county. Those agricultural parcels form the base of the agricultural priority areas, but the map cannot be updated unless we update the entire plan.
- Wetlands: NYS DEC is no longer mapping their wetlands. The acreage that defines NYS DEC wetlands is dropping from 12 to 7 acres in 2028. If we create a map for the comprehensive plan, it would already be out of date.

We also plan to incorporate our Housing Needs Assessment, Moving Dutchess Forward (transportation long range plan), and our natural resources inventory which includes a lot of base data i.e. maps and plans that we can use. Our research will look at how do we reference this data, rather than recreating it?

Local Law No. 2 of 2024 Regulating Hazardous Pollution Sources in Proximity Public Water Supply Sources, Aquifers and Wetlands

Eoin gave updates on the implementation of Aquifer law. Presentation was given to Planning Board on November 13, 2024, board meeting.

Q1 – Outreach presentations to: Mayors and Supervisors – February 25, 2025

Consulting Planners and Engineers – February 20, 2025

Planning Federation – February 27, 2025

Environmental Management Council – February 27, 2025

Q2 and 3 - Health Department with Planning & Development assisting them will develop draft rules and regulations. End of Q3, distribution of draft rules and regulations to stakeholders.

Q4 – Public comment period. Review of public comments and finalization of rules and regulations.

Q1, 2026 – Rules and regulations in place.

Outreach presentations will be available on the website.

Projects are being reviewed for compliance with this local law concurrently as the rules and regulations are being developed. Hans Klingzahn asked how do local planning board's address the law? Eoin recommended, if you think your project would be impacted by this law, have the applicant send an application or summary of the project with any information they have to EHS@dutchessny.gov. Environmental group of the Health Department will evaluate the project (pre-application meeting). Early information is better. Having a concept of a project with little to no information will be difficult for the Health Department to evaluate the project. It was asked if a tab will be added to Parcell Access for Aquifers? To be determined.

Partnership for Manageable Growth (PMG) Updates:

Eoin explained that four remaining award projects are all farmland and will add 511 additional acres of farmland preserved. One project is with Scenic Hudson and three projects are with Dutchess Land conservancy. The four projects are expected to close this year.

Currently, we do not anticipate additional funding in 2025.

Housing Trust Funds:

Eoin explained that the first project is opening soon in the City of Poughkeepsie. A three-unit building. Two more projects will begin this year with an expected opening of late 2025 to early 2026. He also noted that they are struggling to find developers interested in smaller projects, such as duplex, triplex and six plex's. Alpine Commons in the town of Wappingers is working through the courts and town. City of Poughkeepsie has an upcoming project.

Planning & Development:

As of 12/31/2024 the department has responded to 431 referrals, 108% of the expected for 2024. Average response time is 10 days.

Correspondence

The Planning Board did not receive any correspondence.

Announcements

Future Planning Board meetings:

April 9, 2025

September 10, 2025

November 12, 2025

State of the County is March 10, 2025, at 5:30pm at John Jay H.S.

Planning Board has full membership.

Adjournment

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

Respectfully submitted,

Patricia B.-Lloyd