

**Dutchess County Planning Board  
MINUTES – February 9, 2022**

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**Present**

Gary Baright  
Dale Culver  
Phil DeRosa  
Edith Greenwood  
Hans Klingzahn  
J. Patrick Lambert  
Ken Migliorelli  
James Nelson  
Jill Way  
Rick Wilhelm  
Randall Williams

**Absent**

Ryan Arket

Linda Fakhoury, *County Attorney Liaison*  
Ed Hauser, *County Legislative Liaison*  
Brad Barclay, *Staff*  
Jen Coccozza, *Staff*  
Shelby Frangk, *Staff*  
Devin Rigolino, *Staff*

Hans Klingzahn called the meeting to order and a roll call was taken.

Annual Reorganization:

Jen began by announcing that members Edie Greenwood and James Nelson have been reappointed to the Planning Board and confirmed by the County Executive. Their new terms are January 1, 2022 through December 31, 2024. There is one vacancy on the Board for a village representative which the Legislature will appoint.

Nomination and Election of Officers

Hans Klingzahn expressed interest in being reappointed as Chairman. No other expressions of interest or nominations have been received. James Nelson was nominated as Vice-Chair, which he accepted. A vote was taken. With no nays or abstentions, the motion passed.

Review/Consider Adoption of Revised By-Laws:

With no proposed changes to the By-Laws, Pat Lambert made a motion to accept the By-Laws as is, which Dale seconded. With no nays or abstentions, the motion passed.

Finalize 2022 Meeting Dates:

Rick made a motion to accept the 2022 meeting schedule and Edie seconded. With no nays or abstentions, the motion passed.

Oaths of Office:

Edie and Jim both received correspondence about their membership via email, but they have not received their oaths of office. Jen will follow up to make sure they get them.

Approve Minutes from November 17, 2021 Meeting

A motion to approve the minutes from November 17, 2021 without changes was made by Pat Lambert and seconded by Edie Greenwood.

With no nays, the motion passed, and the minutes were adopted.

Natural Resources Inventory Update:

Devin Rigolino, Senior GIS Project Coordinator, gave a presentation about the Dutchess County Natural Resource Inventory (NRI) Project. An NRI is a catalog of the natural resources within Dutchess County. An NRI can help guide the development of environmental policies and comprehensive plans, and identify areas for conservation. The Cornell Cooperative Extension Dutchess County approached the Planning Department with the idea of updating the NRI. The idea led to a grant application and a \$50,000 award from DEC to fund an update to the County's NRI which will take place over the next two years. It will be the third iteration of the NRI for Dutchess County. The last time it was updated was in 2010 and it is currently online as a series of pdf documents. Since it is still a relevant document, the plan is to update it so as to incorporate new information, delve deeper into a few of the subjects, and improve the accessibility of the document. Devin also briefly described the current status of the update, next steps, and shared an example of what the accompanying mapping application might look like when it's complete. He also explained that the update will be comprehensive of the entire county, and that it will be shared with as many municipal planners and other interested parties, with assistance from the EMC, as possible. A Planning Federation e-newsletter will also be done to explain the NRI update once the project is complete.

Partnership for Manageable Growth (PMG)

Discussion ensued about the draft criteria for vacating PMG awards which Brad created and shared with the Planning Board. There are a few properties where the landowners are rethinking their options. Some are considering the possibility of an increase in property value by choosing not to preserve their farmland, while others are thinking about family health concerns and how a conversation easement could affect the land and its long-term use; both of which are causing significant delays in the projects. The document proposes vacating awards without prejudice after approximately three years if the project does not have any progress due to landowner indecision or inaction. This would entail approaching the land trust and landowner and asking if they're willing to move forward or if they would like to withdraw their application and reapply in the future, allowing the funds to go to other projects which can be completed in a shorter timeframe. Brad requested that members review the document and consider adopting it as a policy if they feel it would make sense to do so.

In general, members agreed with the idea of creating such a policy. In response to a few questions, Brad explained that the land trusts are also very receptive to this idea as they also have time limits which they communicate to landowners. In addition, NYS Ag & Markets, which is a funding source for many of these projects, has limits on their contracts. Since award letters from the County don't mention a specific timeframe when funds would expire, Linda suggested adding language to make

that clear, which the Board supported. Brad will continue to work on the document and resubmit it as a proposed policy for the next meeting.

In January, award letters were sent out to the five projects which were approved this year. Dutchess Views Farm closed this year. Glendale Farm also closed, which completes the entire complex in Amenia. A grant agreement was reached on the Seven Wells property, and hopefully that will close during the first quarter of this year.

### Commissioner's Update

Jennifer Coccozza shared the following updates with the Board:

- In 2021, the Planning Department responded to 381 referrals, which is 95% of what was anticipated for the year.
- Items from Governor Hochul's 2022 budget:
  - Part AA (Accessory Dwelling Unit Act) is a bill which would permit the creation of accessory dwelling units. It would remove impediments and promote the creation of affordable and multi-generational housing. It would also require local governments to authorize the creation of at least one accessory dwelling unit per residential lot and provide reasonable standards for structural requirements for such units.
  - Part EE (Transit Oriented Development Act) prohibits municipalities from taking actions that prohibit housing with density of at least 25 units per acre on any land where residential construction and occupation is already permitted or effectively prohibiting such housing through excessive restrictions. This would apply to any municipality with residential zoning within a half mile of a bus transportation center, Metro North, Long Island Railroad, Port Authority, or New Jersey Transit station within 60 miles of New York City.
  - Part EEE (Appliance and Equipment Efficiency Standards and Building Benchmarking Act) is a bill which would update building energy codes for new buildings and modifications to existing buildings and require no on-site emissions of greenhouse gases for new construction by 2027.

### Other Announcements/Questions

Brad announced that Shelby Frangk, Planner, will be taking over his responsibilities as he plans to retire this Spring and expressed his confidence in Shelby's abilities. Hans thanked Brad for his service and expressed his well wishes. Other members echoed those sentiments.

Rick Wilhelm asked if there was an update on the status of Camp Nooteeming. Brad responded that the only information he has is that the Boy Scouts are going to sell it.

### Correspondence

The members of the Planning Board did not receive any correspondence.

### Adjournment

The next meeting will take place on April 27, 2022.

Dale Culver motioned to adjourn; Gary Baright seconded, the motion passed, and the meeting was adjourned.

Respectfully submitted,

Charonique Roberts