

**Dutchess County Planning Board
MINUTES – January 15, 2020**

Present

Michael Dupree
Edith Greenwood
Hans Klingzahn
J. Patrick Lambert
James Nelson
Rick Wilhelm
Randall Williams
Linda Fakhoury, *County Attorney Liaison*
Brad Barclay, *Staff*
Jennifer Coccozza, *Staff*
Lynn Schara, *Staff*
Eoin Wrafter, *Staff*
Erin Hoagland, Senior Land Projects Manager, Dutchess Land Conservancy, *Guest*
Karin Roux, Director of Land Projects, Dutchess Land Conservancy, *Guest*
Becky Thornton, President, Dutchess Land Conservancy, *Guest*

Absent

Gary Baright
Hans Hardisty
Warren T. Smith
John Metzger, *County Legislative Liaison*

Participated via Telephone

Colleen Cruikshank
Jill Way

Hans Klingzahn, Chairman, called the meeting to order at 3:33 PM. All board members, staff and guests introduced themselves.

Annual Reorganization:

One nomination was received for the present slate of officers, Hans Klingzahn as Chairman, and Jim Nelson as Vice Chairman. Patrick Lambert motioned to accept the nomination and Rick Wilhelm seconded, and the motion was carried.

Each January, the Planning Board By-Laws are revisited and re-adopted. The By-Laws were distributed by email to the Board prior to the meeting with no changes. Randall Williams made a motion to approve the by-laws as is. Rick Wilhelm seconded that motion and the by-laws were adopted.

The 2020 schedule of meeting dates was presented. Michael Dupree motioned to accept, Patrick Lambert seconded, and the motion was carried.

Since three of our board members' terms have expired, we are awaiting a decision by the County Executive and County Legislature about whether they will reappoint those members or appoint new members. Until that decision is made, no action on oaths of office is necessary.

A motion to approve without change the minutes from July 10, 2019, was made by Patrick Lambert, and seconded by Randall Williams; with no objections, the minutes were adopted.

Partnership for Manageable Growth

The department received five applications for 2020 Partnership for Manageable Growth funding, four farmland and one open space. The requests total approximately \$2M and we have \$2.5M available for funding.

Erin Hoagland of Dutchess Land Conservancy (DLC) gave presentations for the following applications:

Brittany Hollow Farm is a 60-acre farm that spans three acres in both the Towns of Red Hook and Rhinebeck. The lands are used for growing flowers, garlic and potatoes and as support land for cattle. They have a pick-your-own operation and plan to add a sunflower and pumpkin crop in 2020. The main house is documented as a historic site by New York State Office of Parks Recreation & Historic Preservation (NYSOPRHP). The proposed easement includes one 4 acre farmstead area, with a request from PMG funding of \$166,000, 50% of the easement acquisition costs.

Meadowland Farm is a 117-acre farm in the Town of Clinton with extensive road frontage. They have over 100 varieties of fruits and vegetables that they sell through the CSA, to local restaurants, and in their farm store. Their focus is on farming using organics and biodynamics to protect the viability of the agricultural soils. They are asking for 30% of the acquisition costs, \$182,738, from the PMG fund.

Cedar Ridge Farm is a 247.53-acre thoroughbred farm on Route 82 in the Town of Pine Plains. With approximately 1 mile of frontage, this property serves as a gateway to Pine Plains and to the county when traveling south from Ancram. The farm is a thoroughbred broodmare and foaling operation, with 30-50 boarded horses at a time. The PMG funding request is for \$631,200, which represents 40% of the easement acquisition costs.

Karin Roux of Dutchess Land Conservancy gave the presentations for the following applications:

Perotti Homestead Farm is a 348-acre farm in the Town of North East. The farm is owned by the five Perotti brothers and was operated as a dairy farm until 2012. The farm now consists primarily of support lands for Lo-Nan Dairy, as well as hay sales. Karin explained that DLC was approved to participate in the NYS Agriculture and Market's new Option Agreement Program. It's a one-time payment made for a three-year agreement between the landowners and DLC that during that time period, they will continue to farm the land and will not sell or develop the land. If they do not comply, they must forfeit and return the payment. The PMG funding request is for 30% of the easement acquisition costs for 276 acres of the property, for a total of \$491,000.

Seven Wells (Crane) Property serves as a buffer to the site of the Dover Stone Church in Dover Plains. Their application last year for PMG funding was for 180 acres to be added to the Stone Church Preserve. The owner proposes to subdivide off a 10 acre parcel on which the existing house sits and the access road, so he can remain on the property and convey a right-of-way to the town for emergency and maintenance access. The new application protects 170 acres of the 180-acre parcel and the funding request is for \$514,250, which represents 50% of the land acquisition cost.

Brad will send the score sheets via email and they will be due back by February 7, 2020. We will vote on the selections at our March meeting.

Commissioner's Update, Eoin Wrafter

The department worked with many communities on general planning issues, comprehensive plans, potential revisions to zoning and/or sign ordinances and major projects. This is very valuable in terms of providing early input to communities.

The department responded to 421 referrals in 2019, which is 21 more than expected.

Eoin encouraged the board to read two recent newsletters that were published by the Planning department, one focused on short term rentals and the other on recent changes to the tenant laws. The newsletters received rave reviews and Eoin complimented his staff, Heather LaVarnway, Anne Saylor and Shelby Frangk, for their efforts in developing the newsletters.

Dutchess County has been awarded Bronze Level certification as a Climate Smart Community, indicating our measurement of efforts to comply with the program. We are now striving for a Silver Level Certification, which is the highest level attainable, and we are hopeful we can achieve it.

City of Poughkeepsie is considering the adoption of the referral IMA which will exempt the City from having to refer certain municipal planning and zoning actions to the planning department for NYS GML 239 review. The Town of Stanford has expressed interest in joining the Greenway.

Our new RaMP (Referrals and Major Projects) application will be rolled out to all municipalities this year.

We have been working with the Pace University Land Use Law Center who did work for us on dark leases, vacant properties and non-conforming uses. We expect to see some guidance from those efforts by the end of the quarter.

The Complete Count Committee is actively working on census promotion, with census requests hitting the communities in March. The target areas include those with very low census response rates.

The County, through Scenic Hudson, has closed on the property that will form the Poughkeepsie Urban Trail network. A committee meeting to recommend award to a design consultant is expected this week. Extensive public outreach is planned to obtain feedback about its use and impact.

The Planning Federation is holding a workshop on April 30th, Ins and Outs of Affordable Housing, at the Dutchess County Farm and Home Center. We encourage your attendance.

The State of the State revealed several new initiatives that they are working on:

- Preparing for the electrical grid, looking at capacity and transmission network.
- Innovative strategies to build high speed rail in New York.

- Improving cellular coverage across the state, shorter timelines for certain applications, standardizing permitting rules for 5G on municipal infrastructure.
- Legalizing recreation marijuana. Eoin suggested we should start looking at areas where dispensary locations could be located.

The State of the County will take place on February 20, 2020, at the Culinary Institute of America.

Eoin discussed the Out of Alignment report created by Pattern for Progress. There are broad implications on populations, birth rates and schools within the report that all communities should be aware of. The board agreed that we ask Pattern for Progress to present on the report in greater depth at our March meeting.

The next meeting will be held on March 11, 2020, at 3:30 pm.

With no further business, a motion to adjourn was made by Michael Dupree and Edie Greenwood seconded. The meeting was adjourned at 5:05 PM.

Respectfully submitted,

Lynn Schara