

**Dutchess County Planning Board
MINUTES – January 11, 2017**

Present

Colleen Cruikshank
Joel Diemond
Michael Dupree
Edward Hauser
Hans Klingzahn
James Nelson
Warren Smith
Rick Wilhelm
Randall Williams

Erin Hoagland, Land Projects Manager, Dutchess Land Conservancy, *Guest*
Karin Roux, Director of Land Projects, Dutchess Land Conservancy, *Guest*
Anne-Marie Smith, *County Attorney Liaison*
Brad Barclay, *Staff*
Jennifer Coccozza, *Staff*
Lynn Schara, *Staff*
Eoin Wrafter, *Staff*

Absent

Hans Hardisty
John Metzger
Jill Way
John Weisman

Hans Klingzahn, Chairman, called the meeting to order at 3:35 PM. All board members and staff introduced themselves. In addition, Karin Roux and Erin Hoagland of Dutchess Land Conservancy attended to give a presentation on two PMG applications.

A motion to approve without change, the minutes from September 14, 2016, was made by Warren Temple Smith and seconded by Randall Williams. There were no objections, and the minutes were accepted.

Nomination and Reorganization of Officers

A motion was made by Joel Diemond to continue the present slate of officers, with Hans Klingzahn as Chairman, and Jim Nelson as Vice Chairman. Rick Wilhelm seconded the motion and the vote was unanimous.

The 2017 Planning Board meeting dates were distributed by email and within each board packet. A motion was made by Randall Williams to accept the meeting dates without change; Ed Hauser seconded the motion and the meeting dates were accepted.

Each January, the Planning Board By-Laws are revisited and re-adopted. The By-Laws were distributed by email and within each board packet. Ed Hauser moved to accept them as written; Rick Wilhelm seconded, and the By-Laws were approved with no revisions for 2017.

Commissioner's Update, Eoin Wrafter

Eoin welcomed Brad Barclay back to the Department. Brad is our Senior Planner who will be handling the Partnership for Manageable Growth program as Brian Kehoe has accepted a new position.

Eoin reported that in 2016, the Department completed 460 referrals, 3% higher than we had projected for the year. Of those, 84% were completed within our 21-day target. Eoin noted that we had several significantly large projects, such as Hudson Heritage, that increased the amount of time it took to respond. There has also been a continued increase in staff turnover at the municipalities, so we are not getting all of the information we need and it delays our response time. We are working with the municipalities to assist them in submitting complete packages.

At the end of 2016, 77% of the municipalities had adopted the IMA referral exemption. We are still working with the remaining municipalities to see if we can answer their questions to try to get them to adopt the IMA referral exemption as well.

In the fall of 2016, we hosted two training sessions with the Pace Land Use Law Center, focused on economic development. The first was about framework of local planning and expectations for zoning and planning boards. The second training was about readiness for redevelopment.

The theme in 2017 will be to identify how the County can be more of a resource to the communities. Please let Eoin or Jen know if there are specific ideas or concepts where the County can act as a resource or provide information.

Warren Temple Smith commented that newer zoning; planning and municipal board members did not appear to be oriented regarding the basic roles and responsibilities of the board. He wondered if the County Planning Department had any role in monitoring their training. Eoin explained that we have no authority over municipalities to enforce training requirements. When the Planning Federation hosts a training session, they suggest how many hours we think it is worth, but the municipality actually certifies the training session as meeting the requirements. We continue to work through the Planning Federation to mix up our training to meet all needs and we are open to suggestions. The chairperson is the best starting place to encourage training of their members.

A discussion ensued regarding training requirements for zoning, planning and municipal boards. The state mandates a board member to have four hours of training in order to be reappointed to a board, however, it is up to the municipality to monitor and enforce that mandate. The law is not clear whom, specifically, is responsible for enforcement.

Partnership for Manageable Growth

Regarding 2016 PMG projects, all six funded secured all of their matching funds, and all should close by the end of 2017.

We received two applications for funding from the 2017 round of PMG funding. The program does have adequate funding for both projects, should they be approved.

Karin Roux, Director of Land Projects at Dutchess Land Conservancy, gave a presentation regarding both applicants. Both are dairy farms in the Harlem Valley, but are very different in scope and practice.

Destined Wind Farm, owned by the Meili family, is a 232-acre farm, located on Route 343 in the Town of Amenia, completely within the priority area in the Taconic Ridge/Harlem Valley area. It consists of two parcels and 65% of the property is engaged in active agriculture, with 66% of the property being composed of prime and soils of statewide significance. If approved, this would result in two separate easements because of the way the parcels are arranged, but they are considered one applicant. Some of the highlights of this farm include 1500' along Route 343, a significant view shed, and the possibility of a future generation continuing the farming operations. Their goals include scaling back the dairy operations, adding a farm market on Route 343, and selling square bales. They are requesting \$518,385 (30%) funding and letters of support will follow.

Brookby Farm is a smaller dairy farm, 49 acres, located on Route 22 in Dover, right on the edge of the priority preservation area. The farm has been run by 14 generations and has been very successful with their raw milk and beef sales. Located in the Harlem Valley/Great Swamp area, this farm is within a wetlands complex with 61% prime and statewide soils. An imminent threat exists in that the World Olivet Assembly has already offered to purchase Brookby Farm, which the family declined. Their goals include expanding the raw milk and cheese operations, which would require some building upgrades (roof, fencing) and increasing the numbers of pigs and steers. Their funding request is for \$133,369 (50%). The farm is too small to qualify for the state program, so DLC is providing the match. Letters of support are included in the packets.

Farm tours will take place on Friday, February 10, 2017, from 1:00-4:00 pm. The van will depart from the Farm & Home Center in Millbrook. Hans Klingzahn commented that the onsite farm visits are essential to determining the final scores and encouraged all board members to try to attend.

Brad Barclay will be sending an email out with the Excel score sheet, which should be completed and returned by February 15, 2017. The board will then meet and discuss the scoring at our March 8, 2017 meeting.

Also, Eoin noted that the table that was emailed to everyone says "2016 Applications". We are renaming that to "2017 Applications". We are using the announcement date, rather than the application date, as our reference from this point forward.

With no further business, Michael Dupree motioned to adjourn and Ed Hauser seconded. The meeting ended at 5:00 PM.

Respectfully submitted,

Lynn Schara