

**Dutchess County Planning Board
MINUTES – March 11, 2020**

Present

Gary Baright
Colleen Cruikshank
Edith Greenwood
Hans Klingzahn
J. Patrick Lambert
Warren T. Smith
Linda Fakhoury, *County Attorney Liaison*
Ed Hauser, *County Legislative Liaison*
Jonathan Drapkin, Hudson Valley Pattern for Progress, *Guest*
Brad Barclay, *Staff*
Jennifer Coccozza, *Staff*
Lynn Schara, *Staff*
Eoin Wrafter, *Staff*
Heather LaVarnway, *Staff*
Paul Hesse, *Staff*
Anne Saylor, *Staff*
Shelby Frangk, *Staff*
Emily Dozier, *Staff*
Dylan Tuttle, *Staff*
Mark Debal, *Staff*

Absent

Michael Dupree
James Nelson
Jill Way
Rick Wilhelm

Participated via Telephone

Randall Williams

Hans Klingzahn, Chairman, called the meeting to order at 3:40 PM. All board members, staff and guests introduced themselves.

A motion to approve without change the minutes from January 15, 2020, was made by Colleen Cruikshank, and seconded by Edie Greenwood; with no objections, the minutes were adopted.

Partnership for Manageable Growth

Brad Barclay distributed a summary of the scoring of the projects to the board. With all the scores being very close, it was a strong indication that they were all valuable projects, worthy of funding. After a brief discussion, a resolution was presented recommending full funding for all five projects. Warren Temple Smith made a motion to accept Resolution 01/2020 and Gary Baright seconded that motion. With no objections, the motion was carried. The Board's recommendation for funding will be forwarded to the County Executive for consideration.

Out of Alignment Report, Pattern for Progress

As a follow up to the Out of Alignment Report, Part One, released in October 2019, Jonathan Drapkin, President/CEO of Pattern for Progress, joined us to give a more in-depth view of the report. The report was developed in response to a request by Central Hudson. It highlights various ways that our

area has grown “out of alignment” over the past decades. Trends such as declining public school and community college enrollment, an increasing senior population, a lack of affordable housing, and fewer higher paying jobs have greatly impacted our area.

Part Two of the report focuses on adjustments to be made and steps that communities can take to bring us back into alignment. Mr. Drapkin noted that Part Two will have a long list of suggestions for communities to consider and described several potential “accelerators” that could alter our region’s trajectory, including changes in transportation, computing, and robotics. With the prediction that five out of seven counties in the Hudson Valley will lose population in the next decade, Mr. Drapkin recommended that communities focus on “people attraction,” noting that we need to ensure that housing, daycare, and transportation will meet the needs of the communities today and in the future. He suggested that each county have its own recruitment and retention program.

The full Part One report is available at <https://www.hvoutofalignment.com/>. Part Two should be released in the coming weeks.

The next meeting will be held on July 8, 2020, at 3:30 pm.

With no further business, a motion to adjourn was made by Edie Greenwood and Gary Baright seconded. The meeting was adjourned at 5:20 PM.

Respectfully submitted,

Lynn Schara

Name of Reviewer: Average of 8 reviews

Farmland Protection Projects

Criteria	Score**				Weighted Score				
	Brittany Hollow Farm	Cedar Ridge Farm	Meadowland Farm	Perotti Homestead Farm	Weight*	Brittany Hollow Farm	Cedar Ridge Farm	Meadowland Farm	Perotti Homestead Farm
Agricultural Significance									
Soil quality	3.9	3.1	4.7	4	3	11.7	9.3	14.1	12
Economic viability of farm operation, including qualification for Agricultural Value Assessment	3.8	4.7	4.6	4.3	2	7.6	9.4	9.2	8.6
Location in or near critical mass of production farmland Identified in Agricultural and Farmland Protection Plan	4.1	4.4	4.4	4.6	3	12.3	13.2	13.2	13.8
Potential continuity of farm operation	3.4	3.8	4.4	3.6	3	10.2	11.4	13.2	10.8
Inclusion in Agricultural District	4.4	4.6	4.8	4.8	2	8.8	9.2	9.6	9.6
Agriculture-related business on site	2.3	3.2	4.8	2.1	1	2.3	3.2	4.8	2.1
Local and Regional Support									
Priorities established in municipal Comprehensive Plans	4.3	4.3	4.7	4.3	2	8.6	8.6	9.4	8.6
Additional funding source(s) confirmed	2.6	1.9	2.1	2.1	3	7.8	5.7	6.3	6.3
Municipal funding support (advisable, not required)	2.6	1.6	1.7	1.6	2	5.2	3.2	3.4	3.2
Municipal designation scenic road and/or vistas	3.3	3.2	4.4	2.1	1	3.3	3.2	4.4	2.1
Resource Protection									
Scenic Viewshed	2.9	4.1	4.1	3.9	1	2.9	4.1	4.1	3.9
Key gateway area	4.3	3.7	3.7	3.1	2	8.6	7.4	7.4	6.2
Watershed, aquifer protection	4.2	4.1	4.6	2.4	3	12.6	12.3	13.8	7.2
Wildlife habitat	3.1	3.7	4.1	3.7	2	6.2	7.4	8.2	7.4
Historic resource	3.3	1.7	4.2	2.1	2	6.6	3.4	8.4	4.2
Development Pressure									
Importance to rural character of municipality	4.2	4.4	4.7	4.6	2	8.4	8.8	9.4	9.2
Accelerated residential growth	4.1	3.4	3.8	3.4	3	12.3	10.2	11.4	10.2
Commercial expansion on key roadways	3.4	2.7	2.7	2.6	1	3.4	2.7	2.7	2.6
Imminent threat	4	3	3.3	3.2	2	8	6	6.6	6.4
						146.8	138.7	159.6	134.4

Open Space Acquisition Project

Criteria	Seven Wells (Crane)	Weight*	Seven Wells (Crane)
Local and Regional Support			
Priorities established in municipal Comprehensive Plans	4.7	2	9.4
Inclusion in municipal, county or regional trail system	3.8	3	11.4
Inclusion in NYS Open Space Plan	4.6	3	13.8
Additional funding source(s) confirmed	4.1	3	12.3
Municipal funding support (advisable, not required)	3.4	2	6.8
Municipal designation scenic road and/or vistas	3	1	3
Resource Protection			
Scenic Viewshed	4.3	1	4.3
Key gateway area	3.9	2	7.8
Watershed, aquifer protection	4.3	3	12.9
Wildlife habitat	4.4	3	13.2
Historic resource	3.6	3	10.8
Adjacent to existing protected recreation or open space	4.7	3	14.1
Recreational value/public access	4.8	3	14.4
Development Pressure			
Importance to rural character of municipality	4.1	2	8.2
Accelerated residential growth	3.4	3	10.2
Commercial expansion on key roadways	2.9	1	2.9
Imminent threat	3	2	6
			161.5

**Ranked 5-1, where 5 is high and 1 is low.

*Ranked 3-1, where 3 is more valuable and 1 is less valuable

**DUTCHESS COUNTY PLANNING BOARD
RESOLUTION NO 01/2020**

RECOMMENDING FIVE APPLICATIONS FOR CONSIDERATION THROUGH THE PARTNERSHIP FOR MANAGEABLE GROWTH (PMG) PROGRAM

WHEREAS, by Resolution No. 990382, Dutchess County established the Open Space and Farmland Protection Matching Grant Program and authorized the Dutchess County Planning Board to review applications for and recommend awards of said funds; and

WHEREAS, by Resolution No. 201276, Dutchess County revised the Matching Grant Program to create the Dutchess County Partnership for Manageable Growth and to increase potential matching grant awards from a maximum of one third to a maximum of one half of the total cost of the acquisition of development rights on farmland preservation and open space acquisition projects; and

WHEREAS, by Resolution No. 2015183, Dutchess County revised the Partnership for Manageable Growth, as follows: (a) funding clarification; (b) removal of the requirement that the County be "last in" for funding; (c) addition of a preliminary review option; (d) clarification of differences between "open space" and "farmland protection" projects; (e) stipulation that there will be no retroactive funding; (f) passive recreation only; and (g) establishment of criteria for the Municipal Planning Grants; and

WHEREAS, by Resolution No. 2018085, Dutchess County revised the Partnership for Manageable Growth Water and Wastewater Facility Planning and Development Grants, by removing the Dutchess County Water and Wastewater Authority ownership and operation requirement; and

WHEREAS, by Resolution Nos. 2019148 & 2019303, Dutchess County authorized the issuance of \$485,810 & \$2,525,000 (respectively) Serial Bonds of the County of Dutchess to pay the cost of the acquisition of parcels of land, or rights or interests in such land, for passive park purposes and the preservation of Open Space and Farmland in and for said county.

WHEREAS, in December 2019 the Dutchess County Planning Board received four applications for matching grant funds for the acquisition of agricultural conservation easements on a total of 700 acres; and

WHEREAS, the total cost of the four farm conservation easements, including the administrative costs associated with finalizing the acquisitions, are estimated to be \$4,155,909; and

WHEREAS, the owners of the properties have signed letters of intent stating their interest in selling the development rights on the properties and granting a conservation easement restricting or limiting future non-farm development on said property; and

WHEREAS, the properties are included in an Agricultural Priority Area identified in the 2015 County Agricultural and Farmland Protection Plan; and

WHEREAS, in December 2019 the Dutchess County Planning Board received an application for matching grant funds submitted by the Town of Dover for the acquisition of the 170-acre Seven Wells property, adjacent to the Stone Church property; and

WHEREAS, the total cost of the open space acquisition, including the administrative costs associated with finalizing the acquisition, is estimated to be \$1,028,500; and

WHEREAS, the owner of the property has signed a letter of intent stating their interest in selling the property and the Town of Dover would grant a conservation easement restricting future development on said property and allowing public access (subject to reasonable regulation); and

WHEREAS, the Board finds that each of the five applications met or exceeded the program criteria; and

WHEREAS, the Board has reviewed the five applications based on the program criteria, toured the sites and subsequently prioritized the projects as shown in Attachment A; and

RESOLVED, that the Dutchess County Planning Board recommends that up to \$1,985,188 of the total project costs described above, be awarded for the acquisition of an open space parcel and development rights on the four farms, based on the following contingencies:

- 1) Completion of administrative tasks including but not limited to survey, title search, and base line documentation pursuant to negotiation of an appropriate conservation easement;
- 2) Negotiation of an agricultural conservation easement conveying the development rights on the Farm property to the appropriate land conservancy, with such rights in New York State, Dutchess County, and the Town as appropriate for program purposes and restricting future use of the property under easement to agriculture-related uses; or

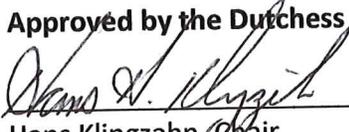
Negotiation of the sale of the open space parcel to the applicants and negotiation of a conservation easement on the property restricting future development on said property and allowing public access (subject to reasonable regulation) to be conveyed to Dutchess County;

- 3) Development of a Monitoring Agreement between Dutchess County and the appropriate land conservancy for the purpose of enforcing the provisions of the conservation easement acquired with Partnership for Manageable Growth Program funds;
- 4) Completion of review and approval of the proposed acquisition by the Dutchess County Legislature in its capacity as Lead Agency under the State Environmental Quality Review Act (SEQRA), and be it further

RESOLVED, that an implementation team consisting of representatives from the appropriate land conservancy, the landowners, the Dutchess County Attorney's Office, the Dutchess County Department of Planning and Development, and others as appropriate to complete administrative tasks associated with the acquisition, will be established for the purpose of completing the acquisition.

	Yes	No	Absent
Hans Klingzahn, Chair	<u>X</u>	<u> </u>	<u> </u>
James Nelson, Vice Chair	<u> </u>	<u> </u>	<u>X</u>
Gary Baright	<u>X</u>	<u> </u>	<u> </u>
Colleen Cruikshank	<u>X</u>	<u> </u>	<u> </u>
Michael Dupree	<u> </u>	<u> </u>	<u>X</u>
Edith Greenwood	<u>X</u>	<u> </u>	<u> </u>
J. Patrick Lambert	<u>X</u>	<u> </u>	<u> </u>
Warren Temple Smith	<u>X</u>	<u> </u>	<u> </u>
Jill Way	<u> </u>	<u> </u>	<u>X</u>
Frederick Wilhelm	<u> </u>	<u> </u>	<u>X</u>
J. Randall Williams	<u>X</u>	<u> </u>	<u> </u>

Approved by the Dutchess County Planning Board



 Hans Klingzahn, Chair

4/17/2020
 Date

Partnership for Manageable Growth
2020 Applications Summary

Project Title	Category	Acreage	Location	Total Project Cost	DCPMG Request	Applicant Funds	NYS DAM funds	Other Funds	Other Funds Source	Applicant	Cost Per Acre	% of PMG
Seven Wells (Crane) Property	Open Space	170	Town of Dover	\$1,028,500	\$514,250	\$0	\$0	\$514,250	Private Funding	Town of Dover	\$6,050	50% (\$393K of PF secured)
Meadowland Farm	Farmland	116	Town of Clinton	\$609,126	\$182,738	\$0	\$426,388	\$0		DLC	\$5,251	30%
Brittany Hollow Farm	Farmland	60	Towns of Red Hook and Rhinebeck	\$332,000	\$166,000	\$0	\$0	\$166,000	Town of Red Hook & other org.	DLC	\$5,533	50%
Cedar Ridge Farm	Farmland	248	Town of Pine Plains	\$1,578,000	\$631,200	\$0	\$946,800	\$0		DLC	\$6,363	40%
Perotti Homestead Farm	Farmland	276	Town of North East	\$1,636,783	\$491,000	\$0	\$1,145,783	\$0		DLC	\$5,930	30%
		700		\$5,184,409	\$1,985,188	\$0	\$2,518,971	\$166,000				

\$2,558,431 Available Funding for 2020

\$573,243.00 Balance Remaining