

**Dutchess County Planning Board  
MINUTES – September 15, 2021**

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**Present**

Gary Baright  
Colleen Cruikshank  
Dale Culver  
Phil DeRosa  
Edith Greenwood  
Hans Klingzahn (joined late due to technical difficulties)  
J. Patrick Lambert  
Ken Migliorelli  
Jill Way  
Rick Wilhelm  
Randall Williams

**Absent**

Ryan Arket  
James Nelson  
Linda Fakhoury, *County Attorney Liaison*

Ed Hauser, *County Legislative Liaison*

Brad Barclay, *Staff*

Jen Coccozza, *Staff*

Shelby Frangk, *Staff*

Eoin Wrafter, *Staff*

Erin Hoagland, Senior Land Projects Manager, Dutchess Land Conservancy, *Guest*

Michael Knutson, Senior Land Project Manager, Scenic Hudson, *Guest*

Karin Roux, Director of Land Projects, *Guest*

Brian Straniti, Outreach and Engagement Manager, Dutchess Land Conservancy, *Guest*

Rebecca Thornton, President, Dutchess Land Conservancy, *Guest*

George Whalen, Project Sponsor for Dutchess Land Conservancy, *Guest*

Randall Williams called the meeting to order and roll call was taken.

Approve Minutes from April 21, 2021 Meeting

A motion to approve without change the minutes from April 21, 2021, was made by Colleen Cruikshank, and seconded by Patrick Lambert. A roll call was taken:

Aye

Colleen Cruikshank  
Phil DeRosa  
Edie Greenwood  
J. Patrick Lambert  
Jill Way  
Rick Wilhelm  
Randall Williams

Absent

Ryan Arket  
Linda Fakhoury

Hans Klingzahn (not present for the adoption of the minutes due to technical difficulties)  
Ken Migliorelli (not present for the adoption of the minutes due to technical difficulties)  
James Nelson

Abstain

Gary Baright  
Dale Culver

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

Partnership for Manageable Growth

The department received five applications for 2021 Partnership for Manageable Growth funding, four farmland and one open space project.

Michael Knutson from Scenic Hudson presented an application for Heritage Acres. The property was once a part of Fishkill Farms across the street. Scenic Hudson currently owns the property and is leasing it to Fishkill Farms. A conservation easement, which would be held by Scenic Hudson, is being sought to provide permanent protection for the land and Scenic Hudson would transfer the land to Fishkill Farms to reunite the properties. The funding would also allow Scenic Hudson to pay back a loan used to purchase the property for the purpose of preserving it as farmland. The request from PMG funding is for 50%, or \$657,250, of the cost of the conservation easement.

Erin Hoagland, Senior Land Projects Manager at Dutchess Land Conservancy presented two applications:

Hahn Farm in Pleasant Valley is currently seeking a conservation easement for 100 of its 215 acres. The remaining 115 acres has already been protected. Tom Hahn, the primary operator of the farm, currently grows vegetables, hay, corn, and oats and raises livestock on the farm. He also leases 500 acres as support land from his neighbors. At the on-site farm store, they sell hay, corn feed, cuts of meat from the livestock, as well as produce from his and other farms. Hahn Farm also supports agritourism. In addition, 3 out of 4 residences on the farm were recognized as having historical significance by Dutchess County. Future plans for Hahn Farm include making needed improvements, purchasing new equipment and building new equipment structures. The request from PMG funding is for 25%, or \$145,778, of the cost of the conservation easement.

Millbrook Community Partnership's mission is to enrich the community for future generations by transforming the former site of Bennett College into a passive recreation park. The project would include major restoration, as well as leveling and tearing down existing structures. Pedestrians would be able to walk from this site to Tribute Gardens and into the Village of Millbrook along Franklin Avenue. The Dutchess County Historical Survey has identified Halcyon Village and old growth trees on the property as having historical significance. Future plans include walking trails, a garden, a small amphitheater, benches, and possibly a visitor center with facilities. A letter from the Village of Millbrook stated that they are in complete support of this project was also submitted as part of the application. The request from PMG funding is for 50%, or \$554,750, of the cost of the conservation easement.

Karin Roux, Director of Land Projects, at Dutchess Land Conservancy presented the final two applications:

Primrose Hill is a 109-acre diversified agroforestry farm in the town of Clinton. Of that, about 13 acres are used as a Christmas tree farm and 55 acres are used for commercial timber for woodland farm products. Half an acre is used as a community farm. Members of the nearby Pleasant Plains Church grow food for the community. The property has a historic structure, which was identified by the Town's open space plan and there is farming equipment that dates back to the 1920s. Future plans include developing a hay operation, planting five more acres of Christmas trees and possibly building an interior museum. The request from PMG funding is for 25%, or \$200,999, of the cost of the conservation easement as well as an additional \$202,000 for preemptive purchase rights for a total request of \$402,999.

Obercreek Farm is a certified organic farm in the town of Wappinger. It is slightly over 200 acres; the proposed area for the conservation easement is 144 acres. It is a very diversified farm that has an 80 member CSA and a brewery. About 60% of the produce goes to the CSA. Of the rest, most is sold in the on-site farm store, and some is sold to Adams Fairacre Farms and other small local farm markets. The owner is also in discussion with the brewery partners to take ownership of part of the property so that they can take over the part of the farm associated with the brewery. Future plans include expanding their vegetable fields and their CSA, as well as growing their own hops to use at the brewery. The request from PMG funding is for 24.7%, or \$481,981, of the easement acquisition costs.

The due date for the score sheets is October 15<sup>th</sup>.

#### Project Updates

Brad Barclay shared that both the Seven Wells and Brittany Hollow Farm projects are advancing and hope to move forward at the end of this year. The Lopane Farm project was delayed but seems to be getting back on track. Meadowland Farm received funding from New York State so hopefully that will move forward as well. Cedar Ridge and Perotti Homestead Farms are applying for NYS Ag Funding. Those are the only projects that have not yet been completed.

#### Commissioner's Update

Eoin Wrafter shared that at the Ag Forum at the Dutchess County Fair, the County Executive announced that he intends to submit a bond request for additional funding for the PMG program which will be presented to the Legislature this year. The amount has not yet been finalized. There is currently \$742,000 in funding available.

Regarding the Housing Needs Assessment, a consultant has been hired and results are expected to be finalized by the end of the year. Updates will be shared as data becomes available.

So far, the Planning Department has reviewed 277 referrals this year. That represents 69% of the expected annual reviews.

#### Correspondence

The members of the Planning Board received two pieces of correspondence from NYS DEC and the Cider Mill. No action is required from the Board.

Other Announcement

Hans Klingzahn announced that the Director position at the Dutchess County Planning Federation is open. If there are any interested parties in the municipalities, they should let Senior Planner Heather LaVarnway know.

Adjournment

The next meeting will take place on the afternoon of November 17<sup>th</sup>.

Rick Wilhelm motioned to adjourn; Hans Klingzahn seconded, the motion passed, and the meeting was adjourned.

Respectfully submitted,

Charonique Roberts