

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

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**Present**

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

**Absent**

Ryan Arket  
Linda Fakhoury, *County Attorney Liaison*

Ed Hauser, *County Legislative Liaison*  
Jen Coccozza, *Staff*  
Clayton Gurnett, *Staff*  
Charonique Roberts, *Staff*  
Eoin Wrafter, *Staff*

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

Approve Minutes from April 27, 2022 Meeting

A motion to approve the minutes from April 27, 2022 without changes was made by Pat Lambert and seconded by Rick Wilhelm.

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

Partnership for Manageable Growth – Applicant Evaluation Review and Recommendation:

Eoin Wrafter distributed the summary scoresheets and a draft resolution to all the planning board members. Nine members submitted scoresheets and the average weighted scores ranged from 141.8 to 153.4 out of 200 possible points.

Rick Wilhelm commented that the Municipal Funding Support category isn't always easy to score because information about municipal sources of funding isn't always included in their applications. Eoin agreed and responded that there has not been any municipal funding included in the last few rounds of applications, which makes it difficult to rate that category. He also suggested that the question be reworded or directions for scoring that category be clarified in the future. Dale Culver suggested that other funding sources that are pending be included as part of the application and in the presentations.

Eoin also distributed a draft resolution to the Planning Board members based on previous years' resolutions. He briefly explained that it is a recommendation to the County Executive to award the

applicants up to the amount requested rather than specifying the dollar amount since it can vary. The projects have not been ranked in any particular order and the resolution assumes that the applicants will all be awarded since the scores are close and there is enough funding to award all three. Hans asked how much funding would remain if all of the projects were awarded the requested amounts; there would be a little over \$200K remaining.

Ken Migliorelli asked if the County would receive any money from the bond act that was recently passed or if it is state money. Eoin responded that it is too soon to speculate about how the funds will be allocated. However, it could be used as match funding by those who apply to our program.

J. Patrick Lambert praised the Planning Board members for their clear and consistent scoring for the 'critical' criteria such as imminent threat and watershed, and aquifer protection.

Hans asked the board if the resolution was acceptable and entertained a motion to authorize it. A roll call was taken; all members who were present were in favor and the motion passed.

#### Commissioner's Update

Eoin Wrafter shared that through the end of October, the Planning Department had responded to 316 referrals, or 79%, of the 400 anticipated referrals for the year. Although it seems that there are many projects happening, at this time we do not expect to have 400 referrals before the end of the year.

There is one vacancy on the board and since Ryan Arket intends to resign from the Board, there will be a second vacancy. Randall Williams' term expires at the end of 2022, but he has expressed an interest in being reappointed to another term. The vacancies are expected to be filled in January 2023.

The first meeting of the year is normally held in February so the annual review of the bylaws and election of officers will be discussed at that meeting. Eoin will send an email about the nominations in preparation for the first meeting of the year. The proposed meeting dates for 2023 are February 8<sup>th</sup>, April 12<sup>th</sup>, July 12<sup>th</sup> (PMG applicant site visits), September 13<sup>th</sup>, and November 8<sup>th</sup>. All meetings will be on Wednesdays at 3:30 pm.

The county's budget process is underway and it is anticipated to be adopted in December.

The applications for the Housing Trust Fund are due at the end of the month. A meeting with potential applicants was held. So far, about six organizations are considering applying.

#### Other Announcements

Phil DeRosa shared an update on the Route 22 sewer project in Pawling. The public comment period will remain open through the beginning of December. There have not been many negative comments so he expects that it will pass. Next steps would include asking the Dutchess County Planning Department to look at the master plan and zoning since they would like to make changes, which would include raising their building height. Eoin suggested that starting the discussion in the early stages will make the process smoother. Phil expects to see improvements in the area and with commercial development due to the sewer project. Hans added that raising building heights is a good

idea and that he sees the benefits of doing so in Fishkill. Eoin advised Phil to be as clear as possible when setting the rules for the raised building heights so as not to leave anything open to interpretation.

Correspondence

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

Adjournment

The next meeting is scheduled to take place on February 8, 2023.

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

Respectfully submitted,

Charonique Roberts