

**VILLAGE OF RED HOOK
PLANNING BOARD SPECIAL MEETING
June 27, 2023**

Present: Co-Chair Jim Rogers, Member David Pearson and Member David Markusen-Weiss

Absent: Chair Beth Pagano and Member Steve Zacharzuk

**Co-Chair Jim Rogers made a motion to open the June 27, 2023 special meeting at 7:04pm.
Motion seconded by Member Markusen-Weiss. All in favor.**

Pledge of Allegiance

Co-Chair Rogers announced all members present and that there was a quorum for this evening's meeting.

Agenda Item #1.

Mark Graminski, P.E., L.S.

Owner: RTC Farm, LLC - Cookingham (consent on file)

7617 North Broadway

Tax Parcel ID#: 6272-07-564993

Present: Mark Graminski, P.E., L.S. – representing the owner

Co-Chair Rogers announced Mr. Graminski and that the floor was his.

Mr. Graminski said since Member Pearson was not present at the last meeting he would do a quick run-through of the lot line alteration proposal.

Mr. Graminski advised the lot line alternation plan was the plan that was presented to both Town and Village Board in February of this year and granted approved in March, 2023 and this is a lot line alteration for RTC Farm, LLC and Mary Cookingham.

Mr. Graminski said there were multiple reasons for a lot line alteration but one of the main reasons was to ultimately clear up some encroachment that had occurred on the Cookingham parcel and original configuration was a 40 foot frontage off Route 9 and the roadway was previously built and a reason to do this alternation was to remove a piece and create a new piece for access to the house parcel and in addition to that Mary Cookingham wanted to have some land around the pond for protection of the house so that led to multiple parcels being considered in lot line alteration mainly because this is the Town/Village boundary (Mr. Graminski showing the boundaries on the plans) so there are multiple parcels and Mr.

Graminski stating he created a table showing various pieces that have now been combined or switched and ultimately creating 3 parcels (Mr. Graminski showing the parcels on the plans).

Mr. Graminski identified parcels and summed up all the parcel totals and spoke about parcel #2 and finally parcel #3 has frontage on Route 9 and has access via Cookingham Lane. Mr. Graminski said this was the original application that was presented to this Board and the Town Planning Board that was ultimately approved and the reason for requesting an audience of this Board at the last meeting was to propose an amendment to this application.

Mr. Graminski said the change being that we didn't originally include lands of RTC Farm (Village/Town) so what this proposal does is it takes and it now creates a new parcel (parcel #4) and no new parcels are being created but just a reconfiguration of lot boundaries that now has parcel 4 with frontage on Route 9 with the balance of the those 2 parcels in the Village are now included in this piece (Mr. Graminski pointing to location) and other piece is now in the Town and now one additional parcel that's being proposed by this amendment and now cleans up the balance of the Cookingham property. Mr. Graminski said they will have new tax grid numbers.

Mr. Graminski advised he presented this to the Town Planning Board last night and although the change for parcel #4 is in the Village which is the creation of new parcel in the Village he wanted to go to the Town and let them know what is current since both will be signed by the Town and Village Planning Board. Mr. Graminski said the Town Planning Board granted approval last night.

Co-Chair Rogers asked how big is the new piece which is the blue piece. Mr. Graminski said the blue piece which his parcel #4 is 12.083 acres. Co-Chair Rogers said so it is the same amount of land as the original proposal this Board approved and amended is just to cut out that 12-acre piece to be sold as its own. Mr. Graminski said correct and it's just reconfiguration of new boundary lines and to change how real property changes the tax grid numbers.

Town Supervisor Robert McKeon was present and thanked the Board for being here and wanted to discuss the contents of this project and how this project is moving forward and said what we have here is a request from Mary Cookingham who is moving this project forward and as Mary started this lot line adjustments back in 2022 it was to have her home lot identified and then to put the farm up for sale and during the course of this process bidding developers were bidding on the property and the Town got involved and made a Board decision, and felt it was very important to protect these important soils and the gateway into Village and decided they were going to acquire all of the properties, and said that these soils are quite unique with rare soils in NYS. Supervisor McKeon advised the Board decided they would acquire all of the properties and know there is a need for affordable housing so the Board said they would be willing to protect this as long as can also do this and offer affordable housing, so they made an offer and offer was accepted and there is a right schedule and now they need to close on this property by the end of next month because they already have approvals from the conservation partners.

Supervisor McKeon said this will come back to this Board someday and this is contemplated but cannot be studied because we do not know.

Co-Chair Rogers asked if there was anything about the transaction that is about to occur, which is the sale by Mary Cookingham to the Town, of all 4 parcels including the 12 acre parcel carveout, is there anything that is being done right now that a buyer-seller or anyone you are talking with, has an expectation of exactly how that is going to be developed for which this transfer is a part of that process... is anyone relying on our transfer tonight and is going to say we are not going to do it a different way because people have been talking about various ideas for parcel #4, is anyone relying right now on these lines being altered by us for this purpose such as this decision impacts a future decision.

Supervisor McKeon said not parcel #4 but these parcels here, because what we are going to do is place an easement on them at the same time we purchase them and their partners will be at the table with their conservation easement monies as well.

Co-Chair Rogers said but nobody has promised anyone anything so that parcel 4 gets cut just the way it is right now right here.

Supervisor McKeon said yes it has to be because they are going to convey this farm to a farm and almost immediately, so it needs to be separated out. Supervisor McKeon said this will not happen until 2024 at the earliest, and the Village doesn't even have the Zoning necessary to put in place what is being contemplated today and what is nice about this, when you hear about affordable housing, you go straight to multi-family, but this is one of those rare years for funding for single family.

Supervisor McKeon said in thinking how our folks are going to afford to live in our community we need to have both places that are affordable and places that they can grow roots.

Supervisor McKeon said they are working with a developer that has been doing this for decades and we expect to be successful, but you don't even have Zoning in place, so again trying to separate out what is aspirational and what is known, and what is known is this has been approved by all Municipal Boards to acquired the property and Conservation Departments with easements on the property.

Co-Chair Rogers said but none of the financing making all this go has any relationship to a developer or other who has their eye on parcel 4 right – there is no one is contributing money with the expectation that parcel 4 will be developed in a certain way.

Supervisor McKeon said no.

Co-Chair Rogers said because we may disagree on what constitutes low income.

Supervisor McKeon said you will not disagree on it because we won't even convey this parcel until we have a project that we are proud of to then hand over to you (the Village) and to look at what they have put together.

Supervisor McKeon said in our conveyance there is a mandate that they must do at least $\frac{3}{4}$ of the homes at 80% payoff, so that is what is so great about this because people will be able to buy a home in the 2's and not 3's and a nice home, and energy efficient home.

Supervisor McKeon said but know this is aspirational, there is lots of engineering, Village/Mayor has asked to consider doing things like access on Graves Street, sewer, water, all of which is conveniently located to add to that.

Supervisor McKeon said when we close in July we are going to take our funds that we are getting from the Conservation partners and replenish our funding to move over to the West side and close in August.

Supervisor McKeon gave a rough idea of what will be contemplated for the plans for the west side and showed lines in yellow are currently being farmed and they too will have a conversation easement on them and will be conveyed to a farmer, other lands they will work with the Village to expand Abrahams Park and said you may or may not know that Abrahams Park is a fairly significant encroachment onto the Cookingham plans at this point so we will correct that and will utilize a trail to connect over to the rec park and buffer our water facility and make arrangements because the Village is going to need a new well site pretty soon, he was told, and ultimately the Town's water district and the Village's waster system should be contemplated to join, but that's another discussion for another day. Clerk Cavanaugh said they are joined but they just don't function. Supervisor McKeon said they should be combined into one water system.

Supervisor McKeon showed soils locations on the front field and that they are the best soils around in the 2 farms parcels and will be sold separately but doesn't mean someone could not acquire both.

Supervisor McKeon said there is no development proposed for Cookingham west.

Member Markusen-Weiss asked about the conservation easement and asked if it was for one house for that entire property. Supervisor McKeon said there is going to be one agricultural operations complex, a housing on this side... and for the Cookingham property there will be 2 complexes as well, one that will exists (off of camp Lane) and another back here (near old dilapidated house location) having a complex area around that as well to give a farmer greater flexibility for operations.

Member Pearson asked if Mary's property is going to be sold off as a house. Supervisor McKeon said Mary's property will be sold off separately and not part of the farm transaction, again it does prohibit anybody from acquiring everything, but we want to make the farm as affordable for farming and one the east side because the soils are so special, it won't be just a conservation easement, there are two additional layers that will be going on, what's called a PPR - which is an option for right to purchase and a covenant to farm which mandates that it must be farmed. Supervisor said we don't want this conveyed to someone who just wants a beautiful front field we want this actively farmed.

Co-Chair Rogers asked when the first time Mr. Graminski came before this Board and all of the same property was laid out with all of the same lines, except parcel 4 was not delineated at that point in time, and mostly the same, and since the buyer is the same, the Town, why does that cut have to happen now.

Supervisor McKeon said because the easement has to be surveyed prior to the conveyance next month and included with the land and put on the market.

Supervisor McKeon said we could not have come to you prior to this because it would have been to speculative and we would not have asked you for this modification, (we being Mary – RTC, Farm and the Town) because we would not have known at the time if all of these things would have fallen into place but there is time sensitive issues.

Member Pearson said so the ones in yellow & orange are forever protected as farmland. Supervisor McKeon said correct.

Supervisor McKeon said there will buffers around the pond (pointing out location on the plans).

Co-Chair Rogers asked the Board for any other comments. No comments.

Co-Chair Rogers explained that the next step would be for this Board to motion to accept application as complete and motion to set a public hearing and once the Board does that they will table approval until after the public hearing.

Co-Chair Rogers asked the Board for any other comments.

Ken Migliorelli was present.

Mr. Migliorelli asked if this Board needs to approve this project for this project to come to formation. Co-Chair Rogers said this Board is being asked to approve the change in all the lot lines. Mr. Migliorelli said he understands, but asked if it needs this Board's approval. Co-Chair Rogers asked what part of the project, the whole thing. Mr. Migliorelli said the entire project. Co-Chair Rogers said if the project is dependent on the lot line alterations to go forward then it needs our approval. Mr. Migliorelli said this is the first time he is seeing this.

Co-Chair Rogers said he could not be more sorry for his hard month and advised this Board is not approving anything right now and all we approve is that the application is complete and set a public hearing. Mr. Migliorelli said thank you and he will be at the public hearing.

Co-Chair Rogers said we are not withdrawing the original map and just amending the map.

Co-Chair Rogers made a motion to accept the minor subdivision/lot line alteration application for RTC Farm LLC for property located at 7598-7617 North Broadway, listed under Tax Parcel ID 6272-07-564993 as complete. Motion seconded by Member Markusen-Weiss. All in favor.

Co-Chair Roger made a motion to set a public hearing for the minor subdivision/lot line alteration application for RTC Farm LLC for property located at 7598-7617 North Broadway, listed under Tax Parcel ID 6272-07-564993 for July 13, 2023 at 7:00pm. Motion seconded by Member Markusen-Weiss. All in favor.

Co-Chair Rogers made a motion to table the minor subdivision/lot line alteration for 7598-7617 North Broadway, listed under Tax Parcel ID 6272-07-564993 to July 13, 2023 at 7:00pm. Motion seconded by Member Markusen-Weiss. All in favor.

Member Markusen-Weiss made a motion to adjourn the June 27, 2023 Planning Board meeting at 7:38pm. Motion seconded by Co-Chair Rogers. All in favor. Motion approved.

Jen Cavanaugh (present at meeting in place of Lara Hart)
Minutes transcribed and prepared by Lara Hart, PB Secretary
