

RED HOOK TOWN BOARD MEETING
May 27, 2026

A regular meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened in public session at the Town Hall, 7340 South Broadway, Red Hook at 7:30pm.

Present:	Supervisor Robert McKeon
	Councilmember William Hamel
	Councilmember Kristina Dousharm
	Councilmember Kenneth Migliorelli
	Councilmember Jacob Testa
	Town Clerk Deanna Cochran
Also Present:	Attorney for the Town Christine Chale, Esq.

Supervisor McKeon opened with the Pledge of Allegiance and reviewed the agenda.

Public Hearing – Local Law A (Proposed) of 2026 Adopting an Amendment to the Community Preservation Plan to include certain parcels owned by Water District No. 1

Councilmember Migliorelli stated the Town should close the public hearing, as the parcels are already deeded to the Town and that this sale is just shuffling money from one fund to another. Attorney Chale stated they are deeded to the Town for Water District No. 1 purposes. Councilmember Migliorelli stated prior statements by Supervisor McKeon regarding the Water District selling the parcels are false and it would need to be approved by the Town Board. Attorney Chale stated the Town Board is a fiduciary for the Water District. Councilmember Migliorelli stated this action sets a precedent for the use of the Community Preservation Fund. Councilmember Dousharm stated the question is whether the Board is buying the properties for the sake of preservation or simply to subsidize the special use district and the difference between selling the properties or not would be roughly \$40 per year per household. Councilmember Dousharm stated the sale is a bailout of the beneficiaries of the special use district for money they have not been charged over the past few years. Councilmember Migliorelli stated the Board would not need to purchase the property to protect it with a conservation easement. Supervisor McKeon stated that would not be consistent with their fiduciary duties.

On a motion by Supervisor McKeon seconded by Councilmember Hamel to open the public hearing

Adopted	Ayes	4	McKeon, Hamel, Dousharm, Testa
	Nays	1	Migliorelli

The following individuals spoke in favor:
Howard Shay, Amanda Sandor, Lois Thomas, Winnie Chow, Amy Adams, Luciano Valdivia, Thad Simerly

The following individuals spoke against:
Lisa Pullaro, Al Trezza, Roland Page, Roxanne Fischer

The following spoke but did not indicate a position:
Bonnie Day, Brandy Nelson

Supervisor McKeon reviewed the SEQRA documents, stating there is a typo needing to be corrected. Councilmember Dousharm stated she disagrees with the drafted documents, that if there is a plan to develop a pocket park or plan to do mowing, it are not covered. Supervisor McKeon stated there is no such plan.

On a motion by Supervisor McKeon seconded by Councilmember Hamel to close the public hearing

Adopted	Ayes	5	McKeon, Hamel, Dousharm, Migliorelli, Testa
	Nays	0	

Resolution Adopting a SEQRA Determination of Nonsignificance regarding an Amendment to the Community Preservation Plan and Certain Water District No. 1 Surplus Properties
Supervisor McKeon reviewed the resolution. Supervisor McKeon notes a typo for correction to the related SEQRA document.

**TOWN OF RED HOOK
RESOLUTION NO. 19
DATED: MAY 27, 2026**

**RESOLUTION ADOPTING A SEQRA DETERMINATION OF
NONSIGNIFICANCE REGARDING AN AMENDMENT TO THE COMMUNITY
PRESERVATION PLAN AND CERTAIN WATER DISTRICT NO. 1 SURPLUS
PROPERTIES**

WHEREAS, the Town of Red Hook Town Board is considering the proposed adoption of Local Law A (Proposed) of 2026 providing for an amendment to the Community Preservation Plan in the Town of Red Hook, Dutchess County, New York, the disposition of certain surplus parcels on behalf of the Town Water District No.1, and the acquisition of such surplus parcels using moneys from the Community Preservation Act Fund; and

WHEREAS, on April 14, 2026, the Town Board classified the proposed action as an unlisted action under SEQRA and declared its intent to serve as lead agency of the project as the only involved agency; and

WHEREAS, the Town Board has reviewed an Environmental Assessment Form (EAF) for the proposed action in the form on file with the Town Clerk; and

WHEREAS, the Town Board has reviewed a draft Notice of Determination of Nonsignificance (Negative Declaration) setting forth reasons supporting a determination that the proposed action will not have a significant adverse impact on the environment; and

NOW THEREFORE BE IT RESOLVED, by the Town Board of the Town of Red Hook, Dutchess County, New York (by the favorable vote of not less than a majority of all of the members of the Board) as follows:

1. The Town Board hereby adopts the findings and conclusions relating to probable environmental effects contained with the EAF and Negative Declaration on file with the Town Clerk concluding that the actions described above will not have an adverse impact on the environment.
2. The Supervisor is authorized to execute the EAF and file the Negative Declaration in accordance with the applicable provisions of law.
3. The Town Board authorizes and directs the Town Clerk to distribute a copy of this resolution to all involved and interested agencies, the Town Supervisor, and any person that has requested a copy and to make all other filings required by law.

The following resolution was offered by Councilmember McKeon, seconded by Councilmember Hamel, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 19
DATED: MAY 27, 2026**

**RESOLUTION ADOPTING A SEQRA DETERMINATION OF
NONSIGNIFICANCE REGARDING AN AMENDMENT TO THE COMMUNITY
PRESERVATION PLAN AND CERTAIN WATER DISTRICT NO. 1 SURPLUS
PROPERTIES**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Jacob Testa	VOTING Aye
Councilmember Kristina Dousharm	VOTING Aye
Councilmember Ken Migliorelli	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Resolution Approving the Adoption of Local Law A (Proposed) of 2026 regarding an Amendment to the Community Preservation Plan

Supervisor McKeon reviewed the resolution and law. Councilmember Migliorelli stated the Board does not need to purchase the properties to protect them.

**TOWN OF RED HOOK
RESOLUTION NO. 20
DATED MAY 27, 2026**

**RESOLUTION APPROVING THE ADOPTION OF LOCAL LAW A
(PROPOSED) OF 2026 REGARDING AN AMENDMENT TO THE
COMMUNITY PRESERVATION PLAN**

WHEREAS, a proposed form of Local Law entitled “**LOCAL LAW NO. A (PROPOSED) OF 2026; A Local Law Adopting an Amendment to the Community Preservation Plan**” (the “Proposed Local Law”) was submitted to the Town Board of the Town of Red Hook; and

WHEREAS, in accordance with Section 64-h of the Town Law and Chapter 57 of the Red Hook Town Code, the Town has previously approved the Community Preservation Plan, as amended as of June 2016, April 24, 2019, and November 13, 2025 for the preservation of community character; to acquire interests or rights in real property for the preservation of community character within the Town including Villages in accordance with such Plan and in cooperation with willing sellers; and to provide a management and stewardship program for such interests and rights, which plan is in the form attached at Article III, Section 57-26 of the Town Code; and

WHEREAS, a notice of public hearing regarding adoption of said amendment to the plan was duly advertised in the Poughkeepsie Journal, the official newspaper of said Town, on April 17, 2026, which is not less than five days prior to the date of said public hearing; and

WHEREAS, pursuant to a resolution of the Town Board adopted April 14, 2026, a public hearing was duly held on May 12, 2026 at 7:35 p.m., and the public hearing was continued at the Town Board’s meeting on May 27, 2026, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed local law, or any part thereof; and

WHEREAS, on May 27, 2026, the Town Board serving as lead agency under the State Environmental Quality Review Act (“SEQRA”), adopted a determination of non-significance, determining that no significant adverse impacts would result from the proposed action and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, the Town Board believes that such actions are in the best interests of the Town;

NOW THEREFORE BE IT RESOLVED, by the Town Board of the Town of Red Hook as follows:

1. The Town Board hereby adopts said Local Law A of 2026, now to be referred to as Local Law No. 1 of 2026, entitled “**Local Law No. 1 of 2026; A Local Law Adopting an Amendment to the Community Preservation Plan**”; and

2. The Town Clerk hereby is directed to enter said local law in the minutes of this meeting and in the Town Code of the Town of Red Hook, to give due notice of the adoption of said local law to the Secretary of State of New York, to file a copy of the amendment to the Plan with the Commissioner of the Department of Environmental Conservation, the Commissioner of Agriculture and Markets, and the Commissioner of the Office of Parks, Recreation and Historic Preservation (or their successors), and to take all other actions as may be required by law.

The following resolution was offered by Councilmember McKeon, seconded by Councilmember Dousharm, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 20
DATED MAY 27, 2026**

**RESOLUTION APPROVING THE ADOPTION OF LOCAL LAW A
(PROPOSED) OF 2026 REGARDING AN AMENDMENT TO THE
COMMUNITY PRESERVATION PLAN**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember Kristina Dousharm	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Kenneth Migliorelli	VOTING No
Councilmember Jacob Testa	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Public Hearing – Water District No. 1 Proposed Water Rates and Charges

Councilmember Dousharm asked how the rates were calculated. Supervisor McKeon stated the rates were recommended by the Water Board. Councilmember Dousharm asked why the increase needs to happen now while there are unknown costs and funds. Supervisor McKeon stated the rates were requested by the Water Board. Councilmember Hamel stated the rate is trying to lessen the burden in the future and there is no magic number to solve the problem. Supervisor McKeon reviewed a budget based on the proposed rates and charges.

On a motion by Councilmember Hamel seconded by Supervisor McKeon to open the public hearing

Adopted	Ayes	5	McKeon, Hamel, Dousharm, Migliorelli, Testa
	Nays	0	

The following individuals spoke in favor:
Luciano Valdivia, Michael Roomberg, Greg Fildes

The following individuals spoke against:
Al Trezza

The following spoke but did not indicate a position:
Thad Simerly

On a motion by Supervisor McKeon seconded by Councilmember Hamel to close the public hearing

Adopted	Ayes	5	McKeon, Hamel, Dousharm, Migliorelli, Testa
	Nays	0	

Resolution Approving Water Rates and Charges for Water District No. 1
Supervisor McKeon reviewed the resolution.

**TOWN OF RED HOOK
RESOLUTION NO. 21
DATED MAY 27, 2026**

**RESOLUTION APPROVING WATER RATES AND CHARGES
FOR WATER DISTRICT NO. 1**

WHEREAS, the operation and maintenance of Water District No. 1 is supported by revenue from the water rates and charges paid for by customers of the system; and

WHEREAS, the Red Hook Water Board has recommended modification of the water rates and charges and the Town Board has held a public hearing on a proposal to increase the minimum rate from \$57.33 to \$68.00 for up to 9000 gallons, and from \$6.95 to \$7.56 per 1000 gallons over 9000 as further set forth in the schedule on file with the Town Clerk, in order to produce revenues sufficient to pay the necessary costs and expenses of the operation and maintenance of the District facilities for the production, storage and distribution of water; and

NOW THEREFORE BE IT RESOLVED by the Town Board of the Town of Red Hook that the Water District No. 1 rates and charges set forth on the attached schedule are hereby approved effective July 1, 2026.

**Water District No.1
Appendix A – Schedule of Charges
Approved by Resolution May 27, 2026
Effective July 1, 2026**

<u>Rates as of July 1, 2026</u>	In-District and Bard College:
	<u>\$68.00 minimum—up to 9000 gallons</u>
	<u>\$7.56 per 1000 gallons over 9000 gallons</u>
	Out of District: 150% of In-District charges
Water Rate Billed Quarterly	
Terms of payment:	30 Days Net – 10% late charge after 30 days
Term:	From date of commencement of service until termination of service,
	which date shall not be less than 10 days after written notice to TWD to discontinue service.
Other Charges:	
Service connection charge:	\$1000.00
Tapping charge:	\$1000.00
Service Restoration charge:	\$100.00
Unauthorized Hydrant Use:	\$100.00 (plus cost for estimated water usage)

The following resolution was offered by Councilmember Hamel, seconded by Supervisor McKeon, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 21
DATED MAY 27, 2026**

**RESOLUTION APPROVING WATER RATES AND CHARGES
FOR WATER DISTRICT NO. 1**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember Kristina Dousharm	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Kenneth Migliorelli	VOTING Aye
Councilmember Jacob Testa	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Resolution Authorizing Contract Award for Water District No. 1 Well No. 1 Rehabilitation Project

Supervisor McKeon reviewed the resolution. Councilmember Hamel reviewed rationale for rehabilitation of the well over replacement.

**TOWN OF RED HOOK
RESOLUTION NO. 22
DATED: May 27, 2026**

**RESOLUTION AUTHORIZING CONTRACT AWARD FOR WATER DISTRICT NO. 1
WELL NO. 1 REHABILITATION PROJECT**

WHEREAS, the Town issued a notice of public bids dated April 27, 2026, for the acceptance of sealed bids for the “Well No. 1 Rehabilitation Contract,” Contract No. R-5004-048, in the Town (the “Project”), to be opened at 2:00 p.m. on May 15, 2026 at Town Hall; and

WHEREAS, specifications for the Project were prepared by T&B Engineering, P.C., a professional corporation organized under the laws of the State of New York; and

WHEREAS, sealed bids for the Project were publicly opened and read on May 15, 2026, after due notice pursuant to Section 103 of the General Municipal Law, with bids received as set forth on the tabulation included in the engineer’s recommendation letter on file with the Town Clerk; and

WHEREAS, the bid of Claverack Well & Pump Service, Inc. in the amount of \$34,452.00, has been determined to be the lowest responsible bid for such Project as specified in the specifications on file with the Clerk; and

NOW, THEREFORE BE IT RESOLVED that the Town Board of the Town of Red Hook does hereby authorize the Supervisor to accept the foregoing bid for the Project and execute a contract in substantially the form provided by the specifications, subject to the provision of a certificate of insurance and bonds and such further documentation as required by the bid specifications.

The following resolution was offered by Councilmember Hamel, seconded by Councilmember Migliorelli, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 22
DATED: May 27, 2026**

**RESOLUTION AUTHORIZING CONTRACT AWARD FOR WATER DISTRICT NO. 1
WELL NO. 1 REHABILITATION PROJECT**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Jacob Testa	VOTING Aye
Councilmember Kristina Dousharm	VOTING Aye
Councilmember Ken Migliorelli	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Resolution Authorizing Contract Award for Water District No. 1 Water Storage Tank Rehabilitation Project

Supervisor McKeon reviewed the resolution. Brandee Nelson, representing Tighe & Bond, stated they had reviewed the awarded bid for completeness.

**TOWN OF RED HOOK
RESOLUTION NO. 23
DATED: May 27, 2026**

**RESOLUTION AUTHORIZING GENERAL CONTRACT AWARD FOR WATER
DISTRICT NO. 1 WATER STORAGE TANK REHABILITATION PROJECT**

WHEREAS, the Town issued a notice of public bids dated April 30, 2026, for the acceptance of sealed bids for the “Water District No. 1 Water Storage Tank Rehabilitation Project,” General Contract and Electrical Contract, in the Town (the “Project”), to be opened at 2:00 p.m. on May 21, 2026 at Town Hall; and

WHEREAS, specifications for the Project were prepared by T&B Engineering, P.C., a professional corporation organized under the laws of the State of New York; and

WHEREAS, sealed bids for the Project were publicly opened and read on May 21, 2026, after due notice pursuant to Section 103 of the General Municipal Law, with bids received as set forth on the tabulation included in the engineer’s recommendation letter on file with the Town Clerk; and

WHEREAS, the bid of U.S. Tank Painting, Inc. in the amount of \$871,000.00 for the General Contract for the Project has been determined to be the lowest responsible bid for such work as specified in the specifications on file with the Clerk; and

NOW, THEREFORE BE IT RESOLVED by the Town Board of the Town of Red Hook as follows:

1. The Supervisor is authorized and directed to accept the foregoing bid for the General Contract for the Project and execute a contract for in substantially the form provided by the specifications, subject to the provision of a certificate of insurance and bonds and such further documentation as required by the bid specifications.

The following resolution was offered by Councilmember Hamel, seconded by Councilmember Testa, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 23
DATED: May 27, 2026**

**RESOLUTION AUTHORIZING CENERAL CONTRACT AWARD FOR WATER
DISTRICT NO. 1 WATER STORAGE TANK REHABILITATION PROJECT**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Jacob Testa	VOTING Aye
Councilmember Kristina Dousharm	VOTING Aye
Councilmember Ken Migliorelli	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Resolution to Approve Bard College Water District Agreement

Councilmember Testa recused himself as the agreement involves his employer. Supervisor McKeon reviewed the resolution. Councilmember Dousharm asked how the Board would consider asking Bard College for a contribution to the well rehabilitation project. Supervisor McKeon stated he thinks it is not necessary.

**TOWN OF RED HOOK
RESOLUTION NO. 24
DATED MAY 27, 2026**

RESOLUTION TO APPROVE BARD COLLEGE WATER DISTRICT AGREEMENT

WHEREAS, the Town Board of the Town of Red Hook has determined that entering into an Out of District Water Service Agreement between the Town of Red Hook and Bard College, in substantially the form on file with the Town Clerk (the “Out of District Water Service Agreement”), is in the best interests of the Town; and

WHEREAS, the proposed action constitutes a Type II action under the SEQR Regulations, which have been determined under SEQR not to have a significant impact on the environment;

NOW THEREFORE BE IT RESOLVED, by the Town Board of the Town of Red Hook as follows:

1. The Supervisor is hereby authorized and directed to execute the Out of District Water Service Agreement with Bard College, in substantially the form on file with the Town Clerk, with such changes as shall be approved by the Supervisor and which do not affect the substance thereof.
2. The Supervisor the Town Clerk, and the Town’s other officers, employees and agents are hereby authorized and directed for, and in the name and on behalf of the Town, to do all acts and things required or provided by the provisions of the Out of District Water Service Agreement.
3. This resolution shall take effect immediately.

The following resolution was offered by Councilmember Hamel, seconded by Councilmember McKeon, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 24
DATED MAY 27, 2026**

RESOLUTION TO APPROVE BARD COLLEGE WATER DISTRICT AGREEMENT

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember Kristina Dousharm	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Kenneth Migliorelli	VOTING Aye
Councilmember Jacob Testa	VOTING [Recused]

The foregoing resolution was thereupon declared duly adopted.

Councilmember Testa rejoined the meeting.

Resolution to Amend the 2026 Agreement for the Expenditure of Highway Moneys
Supervisor McKeon reviewed the resolution and related agreement.

**TOWN OF RED HOOK
RESOLUTION NO. 25
DATED MAY 27, 2026**

**RESOLUTION TO AMEND THE 2026 AGREEMENT FOR THE EXPENDITURE OF
HIGHWAY MONEYS**

WHEREAS, pursuant to the provisions of Section 284 of the Highway Law, moneys levied and collected in the Town for the repair and improvement of highways, and received from the State for State Aid for the repair and improvement of highways, shall be expended for repairs of certain town highways as provided in an agreement with the Highway Superintendent approved by the Town Board; and

WHEREAS, attached hereto and on file with the Town Clerk is a proposed amendment to the 2026 Agreement for the expenditure of certain Highway moneys, including Forest Park HT capital funds of \$24,986.81, and assuming a State budget for 2026-27 authorizing CHIPS amounts at least equal to 2025;

NOW, THEREFORE BE IT RESOLVED by the Town Board of the Town of Red Hook, as follows:

1. The Town Board hereby authorizes the amendment of the 2026 Agreement for the Expenditure of Highway Moneys to include work to be performed on Shady Lane starting at Apple Tree Drive and ending at Birchwood Drive, a distance of 0.09 miles, and to increase the amount for permanent improvement of Shady Lane, Starbarrack Road, and Vosburgh Road from \$323,000 to \$430,000.
2. This resolution shall take effect immediately.

The following resolution was offered by Councilmember Testa, seconded by Councilmember Dousharm, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 25
DATED MAY 27, 2026**

**RESOLUTION TO AMEND THE 2026 AGREEMENT FOR THE
EXPENDITURE OF HIGHWAY MONEYS**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Jacob Testa	VOTING Aye
Councilmember Kristina Dousharm	VOTING Aye
Councilmember Ken Migliorelli	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Resolution Authorizing Contract Award for 2026 Paving Bid

Supervisor McKeon reviewed the resolution and bid results.

**TOWN OF RED HOOK
RESOLUTION NO. 26
DATED MAY 27, 2026**

AUTHORIZING CONTRACT AWARD FOR 2026 PAVING PROJECT

WHEREAS, NYS OGS Contract Award #23371 (Comprehensive Bituminous Concrete (OGS Statewide) Asphalt Mix and Cold Patch) has been made available for use by political subdivisions such as the Town, and the Town Highway Superintendent has obtained 2026 Quick Quotes from A. Colarusso & Son, Inc. and from Callanan Industries, Inc. pursuant to the procedures established for use of NYS OGS Award #23371, copies of which are on file with the Town Clerk; and

WHEREAS, the Town Highway Superintendent has recommended that the Town award a contract for asphalt paving and related costs described in the 2026 Quick Quote for a portion of the projects included in the Section 284 Agreement executed for 2026 consisting of repaving portions of Starbarrack Road, Vosburgh Road and Shady Lane (“2026 Paving Project”) to A. Colarusso & Son, Inc. at a price of \$366,210.00 pursuant to the 2026 Quick Quote as the lowest responsible bid, and has determined that such the price so obtained is the best price obtainable; and

WHEREAS, the Town Highway Superintendent has obtained quotes for tack coat and milling in connection with the 2026 Paving Project, copies of which are on file with the Town Clerk, and has determined that the bid of A. Colarusso & Son, Inc. at a price of \$10,365 for tack coat and \$9,500.00 for milling is the lowest responsible bid for such work, and has recommended such award; and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Red Hook as follows:

1. The contract award to A. Colarusso & Son, Inc. for asphalt paving and related costs for the 2026 Paving Project pursuant to the 2026 Quick Quote under NYS OGS Award #23371 is hereby approved in accordance with the contract terms for the OGS Award and the form of Town contract on file with the Town Clerk, at the Quick Quote price of \$366,210.00 with related tack coat at a lump sum price of \$10,365.00 and related milling at a lump sum price of \$9,500.00, for an aggregate contract amount of \$ 386,075.00 for the 2026 Paving Project, and subject to the provision of a certificate of insurance as required by the specifications.
2. The Supervisor, or in his absence or unavailability the Deputy Supervisor, is authorized and directed to execute the contract for the 2026 Paving Project in substantially the form on file with the Town Clerk, with such insubstantial changes as may be approved by the Supervisor.

The following resolution was offered by Councilmember Testa, seconded by Councilmember Dousharm, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 26
DATED MAY 27, 2026**

AUTHORIZING CONTRACT AWARD FOR 2026 PAVING PROJECT

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Jacob Testa	VOTING Aye
Councilmember Kristina Dousharm	VOTING Aye
Councilmember Ken Migliorelli	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Resolution Approving a Temporary use Agreement for Camp Rising Sun Pool

Supervisor McKeon reviewed the resolution and draft pool rules. Councilmember Dousharm asked if there was ADA access to the pool. Supervisor McKeon stated there is not ADA access into the pool and he would check to see if there was something the Town could borrow to accommodate ADA access.

**TOWN OF RED HOOK
RESOLUTION NO. 27
DATED MAY 27, 2026**

**RESOLUTION APPROVING A TEMPORARY USE AGREEMENT FOR CAMP
RISING SUN POOL**

WHEREAS, the Louis and August Jonas Foundation, Inc, operates Camp Rising Sun in the Town of Red Hook; and

WHEREAS, the Town Board of the Town of Red Hook and the Louis and August Jonas Foundation, Inc., have drawn up a Temporary Use Agreement for the use of pool facilities at Camp Rising Sun for the period from June 26, 2026, to September 7, 2026; and

WHEREAS, the Town Board of the Town of Red Hook has determined that entering into a Temporary Use Agreement between the Town of Red Hook and the Louis and August Jonas Foundation, Inc., in substantially the form on file with the Town Clerk (the “Temporary Use Agreement”), is in the best interests of the Town; and

WHEREAS, the proposed action constitutes a Type II action under the SEQR Regulations, which have been determined under SEQR not to have a significant impact on the environment;

NOW THEREFORE BE IT RESOLVED, by the Town Board of the Town of Red Hook as follows:

1. The Supervisor is hereby authorized and directed to execute the Temporary Use Agreement, in substantially the form on file with the Town Clerk, with such changes as shall be approved by the Supervisor and which do not affect the substance thereof.
2. The Supervisor, the Town Clerk, and the Town’s other officers, employees and agents are hereby authorized and directed for, and in the name and on behalf of the Town, to do all acts and things required or provided by the provisions of the Temporary Use Agreement.
3. This resolution shall take effect immediately.

The following resolution was offered by Councilmember McKeon, seconded by Councilmember Testa, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 27
DATED MAY 27, 2026**

**RESOLUTION APPROVING A TEMPORARY USE AGREEMENT WITH CAMP
RISING SUN**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember Kristina Dousharm	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Kenneth Migliorelli	VOTING Aye
Councilmember Jacob Testa	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

Announcements:

The Town is hiring lifeguards at \$21 per hour for Summer 2026.

Roger's Run will be held at St. Christopher's School, 30 Benner Road, Red Hook, NY 12571, with registration from 7:30 am to 8:30 am on Saturday, June 6th, 2026. The mile run will start at 8:45 am and the 5k run will start at 9:00 am.

Red Hook Youth Pride will be hosting a parade on Sunday, June 7th, 2026, starting at the Linden Avenue Middle School. Line up begins at 11:00 am. Step-off will begin at 11:45 am and festivities will be held at 12:00 pm at the Red Hook Village Hall Municipal Parking Lot.

The Dutchess County Office of Veteran Affairs will be hold "Operation: Mobile Outreach," visiting local communities to help every veteran, especially those recently discharged, as well as family members and caregivers, navigate the extensive, and often overwhelming process of applying for benefits from the VA, State and Dutchess County, at the Red Hook Village Hall Monday, May 11th, 2026 from 12:30 pm to 3:30 pm.

In honor of the Nation's 250th Anniversary, there will be an open house at The Red Church in Tivoli on Sunday, June 14th, 3:00 pm to 5:00 pm. Visit the historic Red Church Cemetery, which includes 13 Revolutionary era grave sites. Learn about the history of the Church and surrounding area from historian Emily Majer. Historic Red Hook will also be holding an open house at the Elmendorph on Saturday, June 6th, 2026 with a rain date of Sunday, June 7th, 2026.

Public Comment:

Roxanne Fischer, resident of the Town, stated the Town has seen a wonderful example of community partnership via the Red Hook Pool, which has successfully offered daily community access for a low fee. Roxanne Fischer stated while cooperation worked for this case, cooperation from Supervisor McKeon has not been evident with regards to the proposed Waterfront Park. Roxanne Fischer stated she anticipates legal fees surrounding the eminent domain acquisition of the Red Hook Boat Club will exceed \$500,000, and eliminate \$24,000 a year from the tax base. Roxanne Fischer stated only one Board member needs to rescind their vote.

Lisa Pullaro, resident of the Town, stated Supervisor McKeon refuses to disclose the exorbitant cost of expenditures related to the eminent domain acquisition of the Red Hook Boat Club, her FOIL request has resulted in no record of a retainer agreement with Keane & Beane in the matter of the Red Hook Boat Club v. Town of Red Hook or certain invoices regarding legal services performed. Lisa Pullaro asked where the invoices are and how the costs are being buried.

Teddy Blank stated New York Eminent Domain Law allows for the municipality to hold a public referendum about the acquisition. Teddy Blank stated Supervisor McKeon states he always tries to do right by the town's people and he challenges him to bring the eminent domain acquisition of the Red Hook Boat Club to a public vote, even if it is unofficial. Teddy Blank stated he believes Supervisor McKeon will not do this because it would reveal the plan as wildly unpopular and wrong. Teddy Blank stated Supervisor McKeon's decision to move public comment to the end of the meeting seems like an intentional attempt to silence comments and opinions of people who do not want to sit and attend meetings until 10:30 pm or 11:00 pm and is shameful.

Bonnie Day, resident of the Town, asked the Board reconsider the eminent domain acquisition of the Red Hook Boat Club, which would make fiscal and moral sense. Bonnie Day stated it seems like the actions are retaliatory assault, concocted in a back-room meeting. Bonnie Day stated only Supervisor McKeon has been negotiating on the side of the Town and he has shot down every suggestion of a public-private partnership.

Al Trezza, resident of the Town, asked if the Board authorized Keane & Beane to file an appeal to the Article 78 case regarding the Red Hook Boat Club, stating their attorney wants to advise the appellate division that Keane & Beane has no authority to act on behalf of the Town.

Department and Committee Reports:

ASSESSOR: The Assessor's office has mailed out all the increase letters about the townwide trend of 7% that had been applied to remain at 100% level of assessment. There has been a moderate number of calls and emails with inquiries about the increase. This year's Grievance Day will be held on May 26th located at the town hall 7340 S. Broadway from 4:00pm-6:00pm and 6:30pm-8:30pm. Grievance applications can be found either online through the town website or at the assessor's office during the hours of 9:00am-4:00pm Monday through Thursday or Fridays from 9:00-12 noon. There were eleven sales for the town in April. The highest town sale price was \$2,300,000 and the lowest at 295,000, both (210) single families. For the Villages, I have only received one sale as of this date for \$295,000 single family. There was a sale in the town for over \$4,000,000 for a single family, although the county has not entered the information on my file.

BUILDING & ZONING: For the month of May 2026, there were 36 building permits, with 82 inspections, 25 CO / CC's, 4 complaints, and \$7,187.00 in revenue.

POLICE REPORT: For the month of April, 2026, there were 123 incidents in the Town, with another 16 incidents in Tivoli, 41 tickets, 0 parking tickets and 4 arrests.

REC COMMISSION: Supervisor McKeon stated sign-ups for the Summer Recreation Program will be held on June 6th and 13th from 9:00 am to 1:00 pm at the Town Hall, programs are being finalized and will be on the Town Website soon. The Cookingham Trails are seeing increased usage and requires maintenance every three weeks or so. Signs have been installed at Recreation Park to deter the ongoing issue of speeding bikes, e-bikes, and e-scooters. Hiring lifeguards for the Camp Rising Sun pool is ongoing.

TREE COMMISSION: Regarding the Arbor Day Celebration, a huge thank you to Ben from Village Pizza for donating pizzas to the volunteers. Winners of the Mill Road School poster contest were announced. Their posters were placed on display in the Town Building. The winners received tree themed books. Thank you to Deb Tuttle, local beekeeper, and to CAC for their displays. The Tree City 20 Year Anniversary bench will be installed at Rec Park West. Planting of trees to block the view of solar panels will occur in autumn of 2026.

ZONING BOARD OF APPEALS: The Board held a public hearing for application ZBA 26-01 Velie-Welch Surveying and voted in favor of granting the variance. The next regularly scheduled ZBA meeting will be held on June 10th, 2026. The submission deadline for this meeting is noon Tuesday, June 2nd, 2026. Councilmember Dousharm stated the ZBA needs members, when voting with current membership they require a unanimous vote. Supervisor McKeon asked if alternate member Susan Grover would like to step up and become a full member. Councilmember Dousharm stated that was not the situation.

On a motion by Supervisor McKeon seconded by Councilmember Hamel to enter into Attorney / Client Session

Adopted	Ayes	5	McKeon, Hamel, Dousharm, Migliorelli, Testa
	Nays	0	

The remainder of the minutes were provided by Supervisor McKeon:

11:36 pm On a motion by Councilmember Testa seconded by Councilmember Dousharm to exit Attorney / Client Session

Adopted	Ayes	5	McKeon, Hamel, Dousharm, Migliorelli, Testa
	Nays	0	

11:38 pm On a motion by Councilmember Dousharm seconded by Councilmember Hamel
to close the meeting

Adopted	Ayes	5	McKeon, Hamel, Dousharm, Migliorelli, Testa
	Nays	0	

Respectfully Submitted,

Deanna Cochran, Town Clerk