

RED HOOK TOWN BOARD MEETING
May 12, 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
Town Clerk Deanna Cochran
Absent: Councilmember Jacob Testa
Via Videoconference: Attorney for the Town Christine Chale, Esq.

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

Supervisor’s Report: The Supervisor’s Report for the period of April 1, 2026 – April 30, 2026 was read as follows: Opening Balance – \$11,864,552.19; Receipts - \$979,271.07; Disbursed - \$1,128,573.79; Balance - \$11,715,249.47. Supervisor McKeon stated there is a variance report and proposed budget adjustments prepared by the Town Bookkeeper.

On a motion by Councilmember Hamel seconded by Councilmember Dousharm to accept the Supervisor’s Report

Adopted	Ayes	4	McKeon, Hamel, Dousharm, Migliorelli
	Nays	0	

Town Clerk’s Report: The Town Clerk’s Report for the period April 1, 2026 – April 30, 2026 was read as follows: Total Local Shares remitted to the Supervisor - \$7,295.70; Amount remitted to NYS Ag. and Markets for spay/neuter program - \$37.00; Amount remitted to NYS Department of Health for Marriage License’s - \$157.50; Amount remitted to NYS Environmental Conservation: \$956.80; Total State, County, and Local revenues \$8,447.00. Abstracts reported and approved for payment with vouchers 34774-34872 totaling \$327,421.30 were processed in the month of April, 2026.

On a motion by Councilmember Dousharm seconded by Councilmember Hamel to accept the Town Clerk’s Report

Adopted	Ayes	4	McKeon, Hamel, Dousharm, Migliorelli
	Nays	0	

Announcements:
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.
The Comprehensive Plan Steering Committee will be holding Workshop #2, asking for feedback on draft visions and goals for the Town Comprehensive Plan, on Sunday, May 17th, 2026 from 12:00 pm to 4:00 pm at Rose Hill Farm.
GreenSheen Paint and the City of Kingston are holding a free paint collection, Saturday, May 16, from 9:00 am to 1:00 pm at the Kingston Plaza, 151 Plaza Rd., Kingston, NY 12401. Registration is required for the event circular.eco/event/kingston26.
Dolly Parton’s Imagination Library will be holding a launch party on Friday, May 22, 2026 at 4:00 pm at the Red Hook Library.
The Raiders Sports Club will be holding the annual 5K Roger’s Run. Registration will be at the St. Christopher’s School, 30 Benner Road, Red Hook NY 12571, on Saturday, June 6th, 2026 from 7:30 am to 8:30 am, with the runs afterwards.
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.

The Inn and Green will be open with displays, featuring a banner exhibit Revolutionary Dutchess, food trucks, and activities on the lawn.

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

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

Adopted	Ayes	4	McKeon, Hamel, Dousharm, Migliorelli
	Nays	0	

The following individuals spoke in favor of the proposed local law:
Eric Carpouzis, Jeremy Cohen

The following individuals spoke in against of the proposed local law:
Red Hook Village Mayor Karen Smythe, Lisa Pullaro, Roxanne Fischer, Amy Adams, Robert Singleton

The following individual spoke but did not specify their position:
Luciano Valdivia

Supervisor McKeon stated if the Town does not purchase these properties, then the Water Board could put it up for sale to the public. Councilmember Migliorelli asked if the Water Board would need approval from the Town Board in order to sell the properties. Attorney Chale stated the Board would have to approve the disposition. Councilmember Dousharm asked if there was a parcel jurisdictional determination (JD) performed for the wetlands on the properties. Supervisor McKeon stated there was not and it could not be done in time to make a decision. Councilmember Dousharm stated a JD would effect the appraised value of the property. Councilmember Dousharm stated she would like surrounding property owners notified via mail of the proposed sale before closing the public hearing, following a similar process to the ZBA and Planning Boards. Supervisor McKeon stated he disagrees. Councilmember Hamel stated he feels this is an inefficient solution. Councilmember Migliorelli stated if there are other people that would like to speak, he would like to keep the public hearing open.

On a motion by Supervisor McKeon seconded by Councilmember Dousharm to extend the public hearing to May 27th, 2026 at 7:35 pm

Failed	Ayes	2	Dousharm, Migliorelli
	Nays	2	McKeon, Hamel

The public hearing remained open for the entirety of the meeting and was not closed: therefor, the public hearing has been extended to May 27th, 2026 at 7:35 pm.

Local Law No. A (Proposed) of 2026 regarding Amendments to the Community Preservation Plan to include certain parcels owned by Water District No. 1 – Discussion:

Regarding the Short Environmental Assessment Form, Councilmember Dousharm stated the Board should immediately submit for a parcel JD with Department of Environmental Conservation, as the application lists wetlands on the property as Federal Wetlands, which are no longer designated. Supervisor McKeon stated it would take months to do so and would jeopardize the timeframe of having the proceeds of the sale be applied to the water storage tank rehabilitation project. Councilmember Dousharm stated the Board missed a step, the JD process should have been started sooner, and should be started now. Councilmember Hamel stated he disagrees that a JD should stop this action. Supervisor McKeon suggested the Board file for the JD.

Proposed Water District No. 2 Status Update – Presentation:

Brandee Nelson, representing Tighe & Bond, updated the Board regarding estimated water consumption for potential parcels in the proposed Water District. Brandee Nelson reviewed a preliminary estimate of the capital and user rate costs for the proposed Water District. Councilmember Dousharm stated she would like more clarification regarding existing connection conditions on the effected parcels.

Resolution Establishing a Date for a Public Hearing regarding Water Rates and Charges for Water District No. 1

Supervisor McKeon reviewed the resolution. Supervisor McKeon set the public hearing for May 27th, 2026 at 7:45 pm. Supervisor McKeon stated the Water Board wanted to use the excess properties sale proceeds and the funds provided by the pending service agreement with Bard College and if that does not happen the proposed rate increase may change. Supervisor McKeon asked if the Board would still want to call the public hearing knowing there may be an alternate proposal. Councilmember Dousharm stated the Board could keep the public hearing open if there is a question of the proposal changing and she is in favor of scheduling the public hearing. Supervisor McKeon set the public hearing for May 27th, 2026 at 7:45 pm.

**TOWN OF RED HOOK
RESOLUTION NO. 18
DATED MAY 12, 2026**

**ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
WATER RATES AND CHARGES FOR WATER DISTRICT NO. 1**

WHEREAS, the Red Hook Water Board has recommended modification of the water rates and charges to increase the minimum rate on file with the Town Clerk, in order to produce revenues sufficient to pay the necessary costs and expenses of the Water District including operating and maintenance and facilities for the production, storage and distribution of water; and

WHEREAS, there is on file with the Town Clerk a proposed Schedule attached hereto providing for an increase for Water District #1 rates and changes;

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

1. The Town Clerk is hereby authorized and directed to publish a notice of public hearing regarding the proposed increase of water rates and charges in the Poughkeepsie Journal, the official newspaper of said Town, on or before May 22, 2026, which is not less than five days prior to the date of said public hearing.
2. The Town Board of the Town of Red Hook shall hold a public hearing on May 27, 2026, at 7:45 p.m. at the Town Hall, 7340 South Broadway, Red Hook, New York, to hear all interested parties on said water rates and charges increase.

NOTICE OF PUBLIC HEARING

TOWN OF RED HOOK

PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Red Hook on May 27, 2026 at 7:45 p.m. local time, to hear all interested persons on proposed modification of the water rates and charges for Water District No. 1. The Red Hook Water Board has recommended modification of the water rates and charges 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.

All interested persons will be given an opportunity to be heard in person or by directing comments in writing to the Town Board, 7340 South Broadway, Red Hook, New York 12571. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Town Clerk in advance at the above address or by phone 845-758-4606 so that arrangements can be made.

By order of the Town Board of the Town of Red Hook, dated May 12, 2026.

Deanna Cochran
Town Clerk, Town of Red Hook

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

**TOWN OF RED HOOK
RESOLUTION NO. 18
DATED MAY 12, 2026**

**ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
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 <u>Nay</u>
Councilmember Kristina Dousharm	VOTING <u>Aye</u>
Councilmember William Hamel	VOTING <u>Aye</u>
Councilmember Kenneth Migliorelli	VOTING <u>Aye</u>
Councilmember Jacob Testa	VOTING <u>Absent</u>

The foregoing resolution was thereupon declared duly adopted.

Camp Rising Sun Pool – Discussion:

Supervisor McKeon reviewed a draft temporary use agreement for the Board’s reviewal. Councilmember Dousharm asked for the building rules, mentioned in the agreement, what the cap for damages is, if there was a cost for insurance, and, noting a mention of non-discrimination and handicap access, asked if there was a ADA lift included or that would be the Town’s responsibility. Supervisor McKeon stated there is no lift installed and he is unsure if the Town could modify the facility. Supervisor McKeon stated the Town already has necessary insurance coverage as required in the draft contract. Supervisor McKeon stated he would look into ADA accessibility options for the pool and begin modifying the draft to move forward.

Water District No. 1 Bard College Agreement:

Supervisor McKeon reviewed the draft Water District No. 1 Out of District Water Service Agreement for Bard College, stating Bard agreed to contribute a total of \$200,000 for the Water Tank Rehabilitation project, \$100,000 by July 15th, 2026, \$50,000 by July 15th, 2027, and \$50,000 by July 15th, 2028. Councilmember Dousharm stated there were easements referenced in Exhibit D of the draft that are not attached. Attorney Chale stated the Water Board has a copy of the map on file and it could be attached. Supervisor McKeon stated he is not looking for action tonight on the agreement.

Housing Committee MIG Grant Application Request – Discussion:

Supervisor McKeon reviewed a request from the Housing Committee asking the Board to approve applying for a Municipal Improvement Grant for the purposes of providing seasonal pallet housing to unhoused individuals in the Town and applications are due May 13th, 2026 by 3:00 pm. Supervisor McKeon stated this was too short notice, there no planned location or parter to administer the program, and he believes this application would not succeed. Supervisor McKeon stated the Board would need to review and scrutinize an application before approving its submission. Supervisor McKeon stated there is not an issue with the matching funds for the application, but the main issue is that when it comes to emergency sheltering and people with mental health issues the challenge is finding a location. Councilmember Hamel stated the Housing Committee has a duty to come present proposed solutions to the Board and they have not. Supervisor McKeon stated there is not a real proposal. Councilmember Dousharm stated when the Board sees a committee taking action and taking interest in an issue, they should be invited to come make a presentation and share their opinion.

Public Comment:

Roxanne Fischer, resident of Barrytown, asked why the Town charges Red Hook Central School District annually for the use of Town-owned sports fields, stating the contract has not been reviewed annually, as outlined in the contract. Supervisor McKeon stated the school pays the Town for use of the public facilities as they represent individuals that are not members of the

Town and do not pay Town taxes. Supervisor McKeon stated he has reached out to the school to renegotiate the contract and has not heard back.

Robert Singleton, resident of the Town, stated he has not heard public conversation regarding how the water tank rehabilitation or recently incurred legal fees are being funded and he is perplexed by the Board's priorities. Robert Singleton asked why the Board is pursuing wants when there is a struggle to supply needs.

Rich Ross, resident of the Town, asked if Councilmember Hamel was aware the litigation surrounding the eminent domain acquisition of the Red Hook Boat Club is in the discovery phase at the Federal Court level, that he and supervisor McKeon have depositions in the next couple weeks, and that there is a chance Councilmember Testa, former Councilmember Kane and former Councilmember Solomon may all need to give depositions as well. Rich Ross stated he hopes their stories align because it is becoming very apparent there are lies being told and things happening behind closed doors.

Eric Carpouzis, resident of the Town, thanked the Board for their time spent discussing the sale of surplus Water District No. 1 properties.

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

Adopted	Ayes	4	McKeon, Hamel, Dousharm, Migliorelli
	Nays	0	

The remainder of the minutes are provided by Supervisor McKeon:

10:55 pm On a motion by Councilmember Hamel seconded by Councilmember Dousharm to adjourn Attorney / Client Session

Adopted	Ayes	4	McKeon, Hamel, Dousharm, Migliorelli
	Nays	0	

10:56 pm On a motion by Councilmember Dousharm seconded by Councilmember Migliorelli to close the meeting

Adopted	Ayes	4	McKeon, Hamel, Dousharm, Migliorelli
	Nays	0	

Respectfully Submitted,

Deanna Cochran, Town Clerk