

RED HOOK TOWN BOARD MEETING

January 28, 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 Jacob Testa
Town Clerk Deanna Cochran

Also Present: Highway Superintendent Theresa Burke

Via Videoconference: Attorney for the Town Christine Chale, Esq.

Absent: Councilmember Kenneth Migliorelli

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

Public Comment:

Bonnie Day stated the packet for tonight's meeting included costs associated with the St. Margaret's Home site, despite the public being told they would the site would not cost anything during acquisition. Bonnie Day stated the associated costs of a public project that is not open to the public will also happen following the eminent domain proceedings for the Waterfront Park project. Bonnie Day stated the Board has not provided any financial plan for the project and the public is smart enough to realize the cost will be substantial. Bonnie Day stated the short-sightedness of the project is stunning. Bonnie Day asked the Board to re-evaluate their unpopular and heart-breaking decision and change course.

Roxanne Fischer stated, in regard to an Article 78 proceeding against Local Law #3 & #4 of 2025, that the laws are a simple rearrangement of the previously revoked Local Law #1 of 2025, and ignored inconsistencies found by the Local Waterfront Revitalization Plan Committee. Roxanne Fischer stated she has been advised by the Office of the State Comptroller to continue bringing forward any instances of suspected fraud, waste, or abuse in local government spending. Roxanne Fischer stated the public deserves a transparent and collaborative government. Roxanne Fischer urged the Board to engage in genuine negotiations with the Red Hook Boat Club and explore cooperative alternatives that Supervisor McKeon stated he would not consider.

Lisa Pullaro stated, in regard to Supervisor McKeon's public statement on the Red Hook Boat Club acquisition via eminent domain that "A negotiated settlement... I'm hopeful will happen within the next several weeks", was made after a meeting with no Attorney/Client Session. Lisa Pullaro asked if the Board was informed of this beforehand, noting State town law prohibits Supervisor McKeon from acting alone to settle or direct litigation. Lisa Pullaro stated the only thing that is frivolous about the situation is the Board's unbridled zeal in pursuing the property.

Sewer District Update & Water District #2 Formation:

Brandee Nelson, representing Town Engineer Tighe & Bond, reviewed the history of the formation of Sewer District No. 1 and stated the Town is at the stage of needing a detailed design. Brandee Nelson stated she will return in about a month with a timeline for next steps. Brandee Nelson reviewed a draft preliminary engineering report, which evaluates the potential for forming additional water districts, focusing on areas serviced by the Village of Red Hook, but outside the Village boundary. Brandee Nelson stated the next step for the Board would be directing a map, plan, and report for a new district or districts. Supervisor McKeon stated the Town would need a map, plan, and report in order to apply for grant funding in May. Brandee Nelson stated the document would take 6 to 8 weeks to prepare. Councilmember Dousharm asked for the preliminary report to be revised with additional information on the existing conditions of water infrastructure in the reviewed areas so the Board can make an informed decision. Councilmember Hamel stated the Village of Red Hook has no obligation to continue servicing these individuals in the event of a failure and the Town needs to protect them. Supervisor McKeon stated the Board needs to create Water District No. 2 so water and sewer infrastructure can be supplied together and grant funding can be applied for. Supervisor McKeon stated the Water District proposed would be mandatory. Brandee Nelson stated she would not be able to prepare a comprehensive report as Councilmember Dousharm requested before the next Town Board Meeting but would be able to provide additional information from the County, Town, and the Village of Red Hook. Supervisor McKeon stated he doesn't believe there could be a level of detail provided from the information Councilmember

Dousharm is asking for that would change his desire to have water services to go with the sewer services. Councilmember Dousharm asked Attorney Chale to prepare an estimate for the associated legal costs of water district formation. Attorney Chale stated while the hourly rates are available the total cost cannot easily be estimated. Councilmember Dousharm asked for an estimate of the totality of engineering and legal costs for district creation proceedings.

On a motion by Supervisor McKeon seconded by Councilmember Hamel to ask the Town Engineer to compile supplemental information to finalize the preliminary engineering report, prepare the map, plan, and report, prepare the work related to a Water District No. 2, that is coincident with Sewer District No. 1, with the exception of one parcel with split zoning, and appropriate \$40,000 of funding for the task order and associated legal fees from American Rescue Plan Act funds

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

Highway – Salt Shed Replacement and Brine Equipment Storage:

Supervisor McKeon asked Brandee Nelson to meet with Highway Superintendent Theresa Burke to discuss the replacement of salt shed and storage of brine equipment and see if any grant funding is available. Supervisor McKeon asked Councilmember Dousharm to assist.

Employee Benefit Package Healthcare Plans - Discussion:

Supervisor McKeon stated he does not want to change insurance carriers without knowledge of providers that accept them and suggested the Board continue the current plan coverage.

On a motion by Supervisor McKeon seconded by Councilmember Testa to continue with the existing MVP Silver 8 healthcare plan

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

Highway - EV Cargo Van Bid Award:

Highway Superintendent Theresa Burke stated the Highway Department needs a van and if the Board will only approve an electric one, then they should do so, but she believes the purchase of an EV van during their discontinuation and suspension of parts production, when the last van was depended on for 25 years, is the prerogative of the Board. Councilmember Dousharm asked why the Board had decided on an EV van. Highway Superintendent Theresa Burke stated the Town’s purchasing policy dictates electric options being the first choice, that 2 years ago the Highway Department researched electric van options and as the options were presented to the Town Board, they were discontinued by the manufacturers. Highway Superintendent Theresa Burke stated there is a limited of new EV vans available, they are being discontinued, and she is concerned about their range of travel, as the van makes trips to Albany to assist with servicing other vehicles. Highway Superintendent Theresa Burke stated the Board can go against her recommendation if they insist on an electric vehicle. Supervisor McKeon stated State funding for an EV would need to be applied for by February 27th, 2026. Highway Superintendent Theresa Burke stated the Board would need to reject the bids if they wanted more options explored. Supervisor McKeon stated it is the priority of the Board to purchase an EV van over the Highway Superintendent’s recommendation. Councilmember Hamel stated he would like to approve one of the bids for an EV van, to meet time constraints. Councilmember Dousharm stated if the lowest EV bid does not work out she would support the purchase of a traditional vehicle and she feel uncomfortable with Highway Superintendent Theresa Burk being forced into purchase of an EV van. Highway Superintendent Theresa Burk stated it is not crucial for the van to be electric or gasoline for its intended uses and would be appropriate if the Town is willing to reinvest in the van in 8 years, after the lifespan of the battery.

On a motion by Councilmember Hamel seconded by Supervisor McKeon to accept the bid proposal for the lowest price EV available

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

Dutchess County Emergency Shared Services Draft Intermunicipal Agreement - Discussion:

Highway Superintendent Theresa Burke reviewed the draft intermunicipal agreement to the Board, stating she is not looking for action and the Board’s comments can be directed to the County.

<i>5 Members</i>	<i>5-year appointment</i>
Chair- Brenda Elsey	2026
Brenda Elsey	2030
Sal Guido	2026
Laura Roberts	2027
Kevin Cavanaugh	2028
Susan Simon	2029
Secretary PT: not necessary per chair	
Liaison: Jacob Testa	

St. Margaret’s Committee – Discussion:

Councilmember Dousharm stated the committee, that was previously disbanded, was mentioned at today’s meeting but is not on the reorganization list. Supervisor McKeon stated the committee would meet regarding the building that was uninhabitable and that half the committee died. Councilmember Dousharm stated it was no reason not to have a committee. Supervisor McKeon stated now that the repairs to the building are nearing completion, it would be a good time to start putting together a committee. Councilmember Testa stated he would rather have a committee that covers historic building or the arts, as opposed to just St. Margaret’s Home. Supervisor McKeon stated Councilmembers Dousharm and Testa could work together on ideas for how to begin a committee to address the cultural arts needs and how St. Margaret’s Home will play a roll in programing.

Energy Committee

Supervisor McKeon stated Paul Fletcher-Hill’s position has been vacated.

<i>7 Members</i>	<i>2-year appointment</i>
Chair-Denis Collet	2025
Vacant	2017
Vacant	2025
Denis Collet	2026
Jen Cavanaugh	2026
Laurie Husted	2026
Paul Cadden-Zimansky	2026
Vacant	2026
Secretary PT: Laurie Husted	
Liaison: Robert McKeon	

Planning Board

Councilmember Hamel stated Brent Kovalchik’s position as alternate member has been vacated.

<i>7 Members</i>	<i>7-year appointment</i>
<i>Alternates</i>	<i>2-year appointment</i>
Chair – Sam Phelan	2025
Ariadne Montare	2025
Jay Quaintance	2026
Maxine Coleman	2027
Vacant	2028
Arthur Salman	2029
Nancy Low-Hogan	2030
Sam Phelan	2031
Alternate-Karen Smythe	2025
Alternate-Vacant	2025
Secretary PT: Katie Khakhar	
Liaison: William Hamel	

Department and Committee Reports:

BUILDING & ZONING: For the month of December 2025, there were 24 building permits, 86 inspections, 24 CO / CC’s, 2 complaints, and \$14,108.00 in revenue. For the month of January 2026, there were 13 building permits, 17 CO / CC’s, 0 complaints, and \$5,411.00 in revenue.

For the year of 2025, there were 424 building permits, 1,108 inspections, 339 CO / CC's, 13 complaints, and \$144,126.00 in revenue.

DOG CONTROL: Councilmember Hamel reviewed the December 2025 Dog Control Officer Log, and stated the majority of the items on the log relate to a single, unusual incident, involving 7 dogs, that is unlikely to happen again.

POLICE REPORT: For the month of November, 2025, there were 122 incidents in the Town, with another 12 incidents in Tivoli, 25 tickets, 0 parking tickets and 3 arrests.

REC COMMISSION: Supervisor McKeon reviewed the 2025 Dog Park Maintenance Report, the Recreation Director's report for the month of December 2025, the 2025 Summer Programs Attendance Summary, the 2025 St. Margaret's Home Property Report, and the 2025 Town Hall Groundskeeping Report.

COMPREHENSIVE PLAN STEERING COMMITTEE: Councilmember Testa reviewed the January 2026 newsletter from the committee which states ongoing and upcoming opportunities to take part in surveys or kitchen table discussions are available to the public for their input.

TREE COMMITTEE: The tree inventory protocol is still being revised in an attempt to make it user friendly. This year's Arbor Day celebration is scheduled for Saturday, April 25th. Several local organizations will be invited to join us as we celebrate our 20th year as a Tree City USA. The books for the 2026 Mill Road School poster contest winners have been ordered. The trees on Pitcher Lane, Budd's Corners Rd, Whalesback Rd. and Rec Park West have been pruned, weeded and re-mulched. New signs have been installed. Planting sites for the spring tree planting were discussed. Possibilities include Budd's Corners Rd, Pitcher Lane, Rec Park West. The committee would like to install a bench at Rec Park West. They will now research interest by the Rec Park Commission, bench options, concrete pad recommendations, requirements and costs.

WATER DISTRICT NO.1: Councilmember Hamel reviewed the November 20, 2025, the December 18, 2025, and the January 15, 2026 Work Session Summaries, and stated the wells were rehabilitated 3 years ago and Well No.1 has relapsed to operating at about half capacity. Councilmember Hamel stated Tighe & Bond is putting work out to bid for the well to rehabilitated again and see if more work or another well is needed.

Waterfront Park Red Hook Boat Club Eminent Domain Acquisition - Discussion:

Councilmember Dousharm asked if there was any update on the acquisition of the Red Hook Boat Club via eminent domain for the purposes of establishing a waterfront park. Supervisor McKeon stated there was no attorney/client session scheduled for the night and no attorney present to discuss the matter, but the Board could schedule one for the next meeting. Councilmember Dousharm asked if there is any update. Supervisor McKeon stated they do not discuss matters under negotiation or litigation in public and have received council not to do so. Councilmember Dousharm asked what needs to be done to recap where the Board is with the project. Supervisor McKeon stated they would need to have an attorney/client session and might have something back to discuss by the next meeting.

On a motion by Supervisor McKeon seconded by Councilmember Hamel to adjourn the meeting

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

Respectfully Submitted,

Deanna Cochran, Town Clerk