

RED HOOK TOWN BOARD MEETING
February 10, 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

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 January 1, 2026 – January 31, 2026 was read as follows: Opening Balance – \$10,828,803.43; Receipts - \$1,658,144.70; Disbursed - \$2,943,532.41; Balance - \$9,543,415.72. Supervisor McKeon stated there is a variance report and proposed budget adjustments prepared by the Town Bookkeeper. Councilmember Dousharm asked if there was a grant award list available for circulation. Supervisor McKeon stated one could be prepared by the Town Bookkeeper.

On a motion by Councilmember Hamel seconded by Councilmember Testa to accept the Supervisor's Report

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

Town Clerk's Report: The Town Clerk's Report for the period January 1, 2026 – January 31, 2026 was read as follows: Total Local Shares remitted to the Supervisor - \$6,975.50; Amount remitted to NYS Ag. and Markets for spay/neuter program - \$53.00; Amount remitted to NYS Department of Health for Marriage License's - \$22.50; Total State, County, and Local revenues \$7,051.00. Abstracts reported and approved for payment with vouchers 34,387-34,553 totaling \$1,442,237.11 were processed in the month of January, 2026.

On a motion by Councilmember Testa seconded by Councilmember Dousharm to accept the Town Clerk's Report

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

Announcements:

Arbor Day will be celebrated Saturday, April 25th, 2026 from 10:00 am to 2:00 pm at Town Hall. The Drive Electric Vehicles Demo will be held Sunday, May 3rd, 2026 from 1:00 pm to 4:00 pm at Town Hall.

E-Waste Day will be held Saturday, May 9th, 2026 from 8:00 am to 1:00 pm at the Highway Department parking lot.

The Repair Café will be held Saturday April 18th, 2026 from 10:00 am to 1:00 pm at the Red Hook Community Center.

Apple Blossom Day is being held Saturday, May 9th, 2026 from 10:00 am to 2:00 pm in the Village of Red Hook.

The Fishing Contest for Kids will be held Saturday, April 11th, 2026 from 8:00 am to 12:00 pm at the Saw Kill Creek in the Recreation Park East.

Clean Up Day will be held May 2nd, 2026 from 1:00 pm to 4:00 pm beginning at Town Hall.

Shred Day will be held Saturday, May 9th, 2026 from 10:00 am to 1:00 pm at the Town Hall.

Public Hearing – regarding Winnakee Land Trust, Inc. Camp Rising Sun Project under the Town's Community Preservation Fund Program

Bob Davis, representing Winnakee Land Trust, Inc., reviewed the proposed property acquisition and trail project.

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

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

No interested persons spoke on this hearing.

The public hearing is later continued to Tuesday, March 10th, 2026 at 7:35 pm.

Public Comment:

Roxanne Fischer, Barrytown resident, stated the Red Hook Boat Club acquisition via eminent domain has created a pattern of mismanagement, that nearly \$300,000 have been spent on the matter as of November 2025, and she only expects that number to increase. A detailed spreadsheet is on file with the Town Clerk's office. Roxanne Fischer asked Councilmembers Testa and Hamel to wake up and rescind their vote for acquisition via eminent domain.

Winnakee Land Trust / Camp Rising Sun CPF Project – Discussion:

Supervisor McKeon reviewed the Full Environmental Assessment Form (EAF). Councilmember Dousharm asked if the form was reviewed by a consultant. Supervisor McKeon stated it was prepared by Winnakee Land Trust. Councilmember Dousharm stated she believes part 1 of the EAF is incomplete, lacking engineering studies, and should encompass the totality of the project, not just the acquisition and conservation easement. Councilmember Dousharm stated there are unanswered sub questions in part 2 of the EAF. Councilmember Dousharm stated she supports the project, but the EAF is not adequately completed. Supervisor McKeon reviewed part 3 of the EAF. Attorney Chale stated the EAF is still a draft under review and advised a correction that would allow for limited forestry to allow for forest maintenance. Councilmember Dousharm asked where the information and consideration in the EAF is regarding composition of trails, the acreage of disturbance, the details of proposed ADA improvements, parking lot, and viewing platform. Bob Davis stated the trails would probably be mown grass. Councilmember Dousharm stated there would need to be designs to provide the required information for the EAF. Attorney Chale stated most of the trails are preexisting and it may help to specify the length of trails being proposed. Supervisor McKeon stated the Board is only reviewing the acquisition of the property and the public access easement, there will be no engineering design until the DEC can review a rudimentary sketch and design plan. Councilmember Dousharm stated she disagrees with the preparation of the EAF. Councilmember Testa noted a typo in the EAF. Supervisor McKeon stated the Board would try to get more detail.

On a motion by Supervisor McKeon seconded by Councilmember Testa to continue the public hearing to Tuesday, March 10th, 2026 at 7:35 pm

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

On a motion by Councilmember Hamel seconded by Councilmember Testa to make the edits recommended by the Town Attorney and Councilmember Testa

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

Supervisor McKeon reviewed drafted resolutions to determine SEQRA Nonsignificance and grant approval for the use of moneys in the Community Preservation Fund for acquisition of the easement rights for the project. No action was taken.

Resolution Requesting Adoption of an Amendment to Chapter 443 of the Laws of 2026 regarding the Community Preservation Fund

Supervisor McKeon reviewed the resolution.

**TOWN OF RED HOOK
RESOLUTION NO. 9
DATED FEBRUARY 10, 2026**

**RESOLUTION REQUESTING ADOPTION OF AN AMENDMENT TO
CHAPTER 443 OF THE LAWS OF 2006 REGARDING THE COMMUNITY
PRESERVATION FUND**

WHEREAS, in accordance with Chapter 443 of the Laws of 2006, codified as Section 64-h of the Town Law and Article 31-A-1 of the Tax Law, and pursuant to Chapter 57 of the Red Hook Town Code, the Town has previously established the Town of Red Hook Community Preservation Fund funded by a 2% real estate transfer tax to implement a plan 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; the Town has established an advisory board, and the Town has adopted a community preservation plan as amended from time to time; and

WHEREAS, the Town of Red Hook wishes to continue the authority to collect a real estate transfer tax for the Red Hook Community Preservation Fund; and

WHEREAS, the Town Board wishes to request official action of the state legislature through Sec. 40 of the Municipal Home Rule Law; and

WHEREAS, Senator Hinchey and Assemblymember Shrestha have drafted legislation that has been introduced in both the Senate and Assembly as Senate Bill No. S.09041 and as Assembly Bill No. A.10052, copies of which are annexed hereto and on file with the Town Clerk;

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

1. The Town Board hereby issues this Home Rule Request for Senate Bill No. S.09041 and Assembly Bill No. A.10052 entitled “AN ACT to amend chapter 443 of the laws of 2006, amending the tax law relating to authorizing the town of Red Hook to impose a real estate transfer tax with revenues therefrom to be deposited in said community preservation fund, in relation to the effectiveness thereof.”
2. The Town Clerk is hereby authorized and directed to forward a certified copy of this resolution and Home Rule Request Form with appropriate transmittal letter to Senator Michelle Hinchey and Assemblymember Sarahana Shrestha for the New York State Legislature.
3. The officers of the Town are hereby authorized and to take all other actions as may be required by law.

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

**TOWN OF RED HOOK
RESOLUTION NO. 9
DATED FEBRUARY 10, 2026**

**RESOLUTION REQUESTING ADOPTION OF AN AMENDMENT TO
CHAPTER 443 OF THE LAWS OF 2006 REGARDING THE COMMUNITY
PRESERVATION FUND**

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>Aye</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>Aye</u>

The foregoing resolution was thereupon declared duly adopted.

Julia Solomon 2026
Consultant: Hudson Valley Pattern for Progress
Liaison: Jacob Testa
Bard College: Taun Toay
Village of Red Hook: Melkorka Kjarval
Village of Tivoli: TBD

Conservation Advisory Council

Councilmember Testa stated Leah Papeika has resigned from the committee.

On a motion by Councilmember Testa seconded by Supervisor McKeon to reappoint Laurie Husted as a member of the Conservation Advisory Committee for a term ending December 31st, 2027 and as Chair of the Conservation Advisory Council for a term ending December 31st, 2026

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

9 Members 2-year appointment

Chair- Laurie Husted 2026

Vacant 2027

Jonathan Brady 2025

Bill Allen 2025

Laurie Husted 2027

Denis Collet 2025

Lori Urbin 2025

Jen Cavanaugh 2025

Alex Wolf 2026

Kym Bradley-Rickard 2026

Secretary PT: Vacant

Liaison: Jacob Testa

Design Review/ Hamlet Committee *Town Code 143-45.1*

On a motion by Councilmember Dousharm seconded by Councilmember Hamel to reappoint Chris Gilbert as Chair of the Design Review/ Hamlet Committee for a term ending December 31st, 2026

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

5 Members 5-year staggered appointment

Chair- Chris Gilbert 2026

Vacant 2026

Vacant 2026

Will Tatum 2025

Geoff Carter 2025

Chris Gilbert 2026

Emily Majer *(Historian, ex officio, non-voting)*

Liaison: Kristina Dousharm

Disaster Preparedness Committee -Discussion:

Supervisor McKeon stated the committee needs to be brought up and running.

Energy Committee

On a motion by Supervisor McKeon seconded by Councilmember Testa to reappoint Denis Collet as the Chair of the Energy Committee for a term ending December 31st, 2026

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

7 Members 2-year appointment

Chair-Denis Collet 2026

Vacant 2027

Vacant 2027
Vacant 2026
 Denis Collet 2026
 Jen Cavanaugh 2026
 Laurie Husted 2026
 Paul Cadden-Zimansky 2026
 Secretary PT: Laurie Husted
 Liaison: Robert McKeon

Greenway and Trails Committee – Discussion:

Councilmember Testa stated he is unsure if a new chair has been identified.

Housing Committee

On a motion by Councilmember Testa seconded by Councilmember Dousharm to appoint David Sokol as a member of the Housing Committee for a term ending December 31st, 2027 and as Chair of the Housing Committee for a term ending December 31st, 2026

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

9 Members 2-year Appointment

Chair- David Sokol 2026
Vacant 2024
Vacant 2026
Vacant 2027
Vacant 2027
Vacant 2027
 David Sokol 2027
 Trish Dantzie 2026
 Adrienne Truscott 2026
 Hart Migdal 2025
 Liaisons: Jacob Testa

Local Waterfront Revitalization Plan

Councilmember Hamel stated Paula Schoonmaker is not interested in remaining the Chair but will stay as a member and Brent Kovalchik will be retiring from the committee. Supervisor McKeon asked Councilmember Hamel request letters of resignation. Councilmember Hamel stated he recommends retiring the committee if the Board thinks they do not need it.

Natural Resources Inventory Task Force

On a motion by Councilmember Testa seconded by Supervisor McKeon to appoint Jen Cavanaugh, Alex Wolf, Emily Majer, Elizabeth Brauer, Amy Shein, Sam Rose, Sam Phelan, Steve Akindipe, and Zoe Evans as members of the Natural Resource Inventory Task Force for terms to expire December 31st, 2026 with Laurie Husted and Julia Solomon as advisors

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

2-year appointment

Chair- Bill Allen 2026
 Jen Cavanaugh 2026
 Alex Wolf 2026
 Emily Majer 2026
 Elizabeth Brauer 2026
 Amy Shein 2026
 Sam Rose 2026
 Sam Phelan 2026
 Steve Akindipe 2026
 Zoe Evans 2026
 Bill Allen 2026
 Advisor: Laurie Husted
 Advisor: Julia Solomon
 Liaison: **Vacant**

Zoning Board of Appeals *Town Code 143-134*

Supervisor McKeon stated George Jahn’s appointment should have been made for a term ending December 31st. 2029 instead of 2030 as it reads in the appointment list and Kate Karakassis does not want to continue as Chair.

On a motion by Councilmember Hamel seconded by Supervisor McKeon to correct George Jahn’s term to end December 31st, 2029

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

<i>5 Members</i>	<i>5-year staggered appointment</i>
<i>Alternates</i>	<i>2-year appointment</i>

Chair – Kate Karakassis	2025
Christopher Carney	2028
George Philip Jahn	2029
Ross Gould	2030
Kate Karakassis	2026
Chris Klose	2027
Alternate – Susan Grover	2026
Vacant-Alt	2027

Secretary PT: Anne Rubin
Liaison: William Hamel

Supervisor McKeon stated he would create and circulate a list with vacancies for the public.

Correspondence:

Supervisor McKeon reviewed a Notice of Tentative Special Francise Full Value regarding the Champlain Express, a powerline running underneath the Town’s portion of the Hudson River.

Town Board Meeting Scheduling – Discussion:

Councilmember Migliorelli asked if the discussion regarding potential rescheduling of Town Board meetings had occurred, stating he has a conflict with the second Tuesday of the month and would like to move it to the second Wednesday. Supervisor McKeon stated it had been determined to be problematic and conflicting with the ZBA and CAC meeting schedule. Supervisor McKeon stated the Board should send their schedule conflicts to him so the meetings can be rescheduled when possible.

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

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

Respectfully Submitted,

Deanna Cochran, Town Clerk