

**RED HOOK TOWN BOARD MEETING**  
**March 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  
Deputy Town Clerk Alexander Collins-Field  
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 February 1, 2026 – February 28, 2026 was read as follows: Opening Balance – \$9,543,415.72; Receipts - \$6,431,051.67; Disbursed - \$2,921,101.14; Balance - \$13,053,366.25. 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 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 February 1, 2026 – February 28, 2026 was read as follows: Total Local Shares remitted to the Supervisor - \$6,852.46; Amount remitted to NYS Ag. and Markets for spay/neuter program - \$27.00; Amount remitted to NYS Department of Health for Marriage License's - \$180; Amount remitted to NYS Environmental Conservation: \$380.54; Total State, County, and Local revenues \$7,440.00. Abstracts reported and approved for payment with vouchers 34,554-34,613 totaling \$84,886.37 were processed in the month of February, 2026.

On a motion by Councilmember Testa seconded by Councilmember Hamel 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 25<sup>th</sup>, 2026 from 10:00 am to 2:00 pm at Town Hall. The Drive Electric Vehicles Demo will be held Sunday, May 3<sup>rd</sup>, 2026 from 1:00 pm to 4:00 pm at Town Hall.

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

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

Apple Blossom Day is being held Saturday, May 9<sup>th</sup>, 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 11<sup>th</sup>, 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 2<sup>nd</sup>, 2026 from 1:00 pm to 4:00 pm beginning at Town Hall.

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

The C.A.R.E.S Van will be available at the Village of Red Hook Hall for from 2:00 pm to 4:00 pm on March 11, 2026.

The 6th Annual Chilli Mac Warm- up Fundraiser will be held at the Red Hook Community Center on Wednesday, March 11<sup>th</sup>, 2026 from 5:00 pm to 7:30 pm.

The Red Hook Firehouse will be hosting a St. Patrick's Pancake Breakfast on Saturday, March 14, 2026 from 8:00 am to 11:00 am.

The VFW Post 7765 will be hosting a St. Patrick's Day dinner on Sunday, March 15<sup>th</sup>, 2026 from 3:00 pm to 7:00 pm at 30 Elizabeth Street.

The Burn Ban will be in effect March 16<sup>th</sup>, 2026 through May 14<sup>th</sup>, 2026.  
The Red Hook High School Class of 2026 present the Harlem Wizards at the Highschool Gym on March 22, 2026 at 6:00 pm.

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

Supervisor McKeon stated 2 letters of correspondence were received on this issue.

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

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

The following individuals spoke in favor of the project:  
Henry Woods, Sheila Buff

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

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

**Public Comment:**

Lisa Pullaro, Barrytown resident, stated the inexplicable pursuit of the eminent domain acquisition of the Red Hook Boat Club has set a tone of distrust that permeates every discussion and proposal of the Town Board. Lisa Pullaro stated the distrust began and grew with the zoning changes for short-term rentals, the building moratorium, multiple lawsuits regarding development on Feller-Newmark Road, and the disbanding of the Economic Development Committee. Lisa Pullaro stated the Town Board approved the sale of property to RUPCO, further burdening the Village Board at a time when they are already beleaguered with sewer and water issues. Lisa Pullaro stated the Town needs a win and asked the Board to end their pursuit of eminent domain and focus on critical infrastructure and services.

Roxanne Fischer, Barrytown resident, stated the eminent domain acquisition continues to impose significant harm on the Town’s finances and community, the Town is now involved in a federal lawsuit, and \$300,000 in fees have been recorded as of November, 2025. Roxanne Fischer stated the voters of Red Hook will remember this and only one Board member needs to rescind their decision to halt the proceedings.

Roland Page, Town resident, stated the 2026 budget does not appear to provide funds for the legal costs of the eminent domain acquisition of the Red Hook Boat Club. Roland Page asked if the budget accounts for the maintenance of the Camp Rising Sun trails and if they will be maintained timely. Roland Page stated Highway Department deserves the best equipment and training available when keeping Town roads in a safe condition, noting the reduced battery life of electric vehicles during extremely cold weather.

Frank Stoppenbach, Town resident, stated the Town had previously held a meeting for the public to discuss the aftermath of the 9/11/2001 terrorist attacks and asked a similar meeting by held to discuss the ongoing conflict with Iran.

**Resolution Adopting a SEQRA Determination of Nonsignificance regarding Winnakee Land Trust Camp Rising Sun Community Preservation Fund Project**

Supervisor McKeon reviewed the Full Environmental Assessment Form (EAF) and resolution.

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

**RESOLUTION ADOPTING A SEQRA DETERMINATION OF NONSIGNIFICANCE  
REGARDING WINNAKEE LAND TRUST CAMP RISING SUN COMMUNITY  
PRESERVATION FUND PROJECT**

**WHEREAS**, the Town of Red Hook is considering the purchase of rights in real property for approximately 142.62 +/- total acres, consisting of an approximately 142.62 acre parcel of property, Tax Map No. 134889-6372-00-313070-0000, located at 110 Oriole Mills Road, Town of Red Hook, County of Dutchess (the “Parcel”); and

**WHEREAS**, on October 14, 2025, the Town Board classified the proposed action as an unlisted action under SEQRA and declared its intent to serve as lead agency in a coordinated review of the project; and

**WHEREAS**, the Town Board has not received any objection to its intent to be lead agency for the project; and

**WHEREAS**, the Town Board has reviewed a Full Environmental Assessment Form (EAF) for the proposed action; and

**WHEREAS**, the Town Board reviewed the recommendation of the Community Preservation Fund Advisory Committee and determined that the proposed action is consistent with the Community Preservation Project Plan; and

**WHEREAS**, the Town Board has reviewed a draft Negative Declaration setting forth reasons supporting a determination that the proposed action will not have a significant adverse impact on the environment;

**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 attached EAF and Negative Declaration concluding that the acquisition of conservation easement and public access easement rights in the Parcel will not have an adverse impact on the environment.
2. The Supervisor is authorized to 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 Supervisor McKeon, seconded by Councilmember Testa, to wit;

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

**RESOLUTION ADOPTING A SEQRA DETERMINATION OF NONSIGNIFICANCE  
REGARDING WINNAKEE LAND TRUST CAMP RISING SUN COMMUNITY  
PRESERVATION FUND 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 <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.

**Resolution Granting Approval for the Use of Moneys in the Community Preservation Fund for the Acquisition of Easement Rights in the Winnakee Land Trust Inc. Camp Rising Sun Project Property**

Supervisor McKeon reviewed the resolution.

**TOWN OF RED HOOK  
RESOLUTION NO. 11  
DATED MARCH 10, 2026**

**RESOLUTION GRANTING APPROVAL FOR THE USE OF MONEYS IN THE COMMUNITY PRESERVATION FUND FOR THE ACQUISITION OF EASEMENT RIGHTS IN THE WINNAKEE LAND TRUST INC. CAMP RISING SUN PROJECT PROPERTY**

WHEREAS, an application and certain supplemental information has been submitted for the Winnakee Land Trust, Inc.'s Camp Rising Sun project, for approximately 142.62 +/- total acres, consisting of an approximately 142.62 acre parcel of property, Tax Map ID No. 134889-6372-00-313070-0000, 110 Oriole Mills Road, Red Hook, New York, (the "Parcel"); and

WHEREAS, a public hearing was duly held by the Town Board on the 19<sup>th</sup> day of November, 2025, continued on the 10<sup>th</sup> day of February, 2026 and further continued to the 10<sup>th</sup> day of March, 2026 at 7:35 p.m. (Prevailing Time) at the Town Hall in the Town, and discussion on the matter having been had and all persons desiring to be heard having been heard, including those in favor of and those in opposition regarding the acquisition of an interest or right in real property to preserve open space with respect to the Parcels; and

WHEREAS, pursuant to Chapter 57 of the Town Code, the Town Board has established a Community Preservation Fund ("CPF"), has adopted a Community Preservation Project Plan (the "CPF Plan"), and has issued a request for applications under the CPF Plan; and the Community Preservation Fund Advisory Board ("CPF Board") has reviewed the proposals received based on the priority rankings set forth in the CPF Plan, and has recommended that the Town Board allocate moneys from the CPF for the Parcels; and

WHEREAS, it is proposed that the Town of Red Hook shall hold a perpetual conservation easement and public access easement; and

WHEREAS, with respect to the Parcel, the Town's proposed project partner, Winnakee Land Trust, Inc., has obtained a commitment from the New York State Department of Environmental Conservation Water Quality Improvement Program for funding of 75% of the acquisition cost of the Parcel by Winnakee Land Trust, Inc. This cost is estimated to be \$1,600,000. The total project cost to be borne by the Town is estimated not to exceed \$390,000, and such cost is proposed to be financed from the CPF Program; and

WHEREAS, the Town Board has determined that such action is an unlisted action and, based on the review of an Environmental Assessment Form and all other information available to the Board, that the proposed action will not have a significant effect on the environment; and

WHEREAS, the Town Board has given due consideration to the recommendation of the CPF Board, and has further reviewed the application documents and has determined that the purchase of development rights in the Parcels is a high priority project on the basis of the importance of the resources to be preserved, the anticipated availability of funding by others, and the availability of funding under the Town's CPF; and

WHEREAS, the purchase of development rights in the Parcels as proposed is in the best interests of the Town;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Red Hook, Dutchess County, New York, that the purchase of a conservation and public access easement in the Parcel is approved on the proposed terms set forth herein with an estimated Town share of \$390,000, subject to the following conditions: 1) confirmation of final approval of all funding sources described herein, including a grant from the New York Department of





**Correspondence:**

Supervisor McKeon reviewed a letter from the Red Hook Rod and Gun Club, requesting a donation for the 38<sup>th</sup> annual fishing contest. Supervisor McKeon stated the Board had budgeted for a donation and would do so.

Supervisor McKeon reviewed correspondence from the Town Clerk requesting a resolution to approve an application for the Local Government Records Management Improvement Fund Grant for conducting an inactive records inventory, to be reviewed at the next Town Board meeting. Supervisor McKeon asked Deputy Town Clerk Collins-Field to circulate information on the grant to the Board.

Supervisor McKeon stated Ro-Lin Fields LLC has provided notice they will be applying for a liquor license.

Councilmember Testa stated the Comprehensive Plan Steering Committee has requested to make a presentation at the first meeting of April to update the Board on their progress.

On a motion by Supervisor McKeon seconded by Councilmember Testa to enter into Executive Session to discuss a real estate matter under the negotiation of which if made public would substantially impact value

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

The remainder of the minutes are provided by Supervisor McKeon:

10:00pm      On a motion by Councilmember Testa seconded by Councilmember Hamel to exit Executive Session

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

On a motion by Councilmember Dousharm seconded by Councilmember Migliorelli to close the meeting

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

Respectfully Submitted,

Deanna Cochran, Town Clerk