

RED HOOK TOWN BOARD MEETING

April 14, 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

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

Supervisor's Report: The Supervisor's Report for the period of March 1, 2026 – March 31, 2026 was read as follows: Opening Balance – \$13,053,366.25; Receipts - \$727,772.87; Disbursed - \$1,916,105.44; Balance - \$11,865,033.68. Supervisor McKeon stated there is a variance report and proposed budget adjustments prepared by the Town Bookkeeper.

On a motion by Councilmember Testa seconded by Councilmember Hamel 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 March 1, 2026 – March 31, 2026 was read as follows: Total Local Shares remitted to the Supervisor - \$6,014.84; Amount remitted to NYS Ag. and Markets for spay/neuter program - \$18.00; Amount remitted to NYS Department of Health for Marriage License's - \$45; Amount remitted to NYS Environmental Conservation: \$155.16; Total State, County, and Local revenues \$6,233.00. Abstracts reported and approved for payment with vouchers 34614-34773 totaling \$1,247,200.83 were processed in the month of March, 2026.

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

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

Announcements:

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

Arbor Day will be celebrated Saturday, April 25th, 2026 from 10:00 am to 2:00 pm at Town Hall.

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

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

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

Public Comment:

Roxanne Fischer, Barrytown resident, stated she would be addressing the escalating legal and fiscal trajectory regarding the eminent domain acquisition of the Red Hook Boat Club, which she stated was at \$230,000 as of February 23rd, 2026. Roxanne Fischer stated the Town's legal filing at the final hour of a court mandated deadline, last Friday April 10th, 2026 was behavior indicative of minimizing public scrutiny of a failing strategy. Roxanne Fischer stated she predicts the legal bills will easily reach \$500,000 or \$600,000 by the end of 2027. Roxanne Fisher asked Councilmember Hamel or Councilmember Testa to rescind their vote.

Lisa Pullaro, Town resident, stated the Town had missed the initial deadline to answer the Court for an Article 78 proceeding related to recent zoning amendments affecting the Red Hook Boat Club properties. Lisa Pullaro stated the legal fees for counsel representing the Town on the matter were over \$136,776.50 in 2025 and they failed to request an extension. Linda Stoddard stated Supervisor McKeon, Councilmember Hamel, and Councilmember Testa are responsible for the waste of resources that enriched many entities, but not the citizens of Red Hook.

Linda Stoddard, Town resident, stated she supports Highway Superintendent Theresa Burke in her recommendation for a non-EV purchase regarding emergency response vehicles. Linda Stoddard stated she found it disturbing the Town Board would question the judgement, knowledge, and leadership of the fifth individual, and first women, to achieve the highest level of training in New York for highway officials. Linda Stoddard stated she trusts the judgement and recommendation of Highway Superintendent Theresa Burke over that of the Board. Linda Stoddard asked the Board to show the same level of respect and faith in her knowledge that the voters have.

Councilmember Migliorelli asked when the Board had approved the attorney's filing and if funds had been dispersed to do so. Supervisor McKeon stated the Board authorized responses to the legal action last year, and that if the Board would now like to do something different that there would need to be an action.

Al Trezza, Town resident, stated he does not understand the Town being able to hire an attorney without them being appointed as Town Attorney; otherwise, if they are council they would need to be rehired for each new case. Al Trezza stated Supervisor McKeon snuck around the Town Board and the public to put in an answer Friday afternoon.

Councilmember Dousharm stated the Board has been attempting to schedule an Attorney / Client Session for months now and she personally hopes it can be on the calendar next week.

Comprehensive Plan Steering Committee – Presentation:

Eric Pierson, representing Pattern for Progress, and Comprehensive Plan Committee Chair Julia Solomon presented regarding the Comprehensive Plan Update, stating the project has gathered information, solicited visions and goals for the Town, and has the next steps of drafting a full summary of those community findings so far. The committee will then solicit feedback, draft strategies and finalize a draft plan for review. Councilmember Dousharm stated she would appreciate seeing the raw data collected would be helpful.

Town-Wide Speed Limit Request – Discussion:

Ken Wersted, Senior Traffic Manager for Creighton Manning, reviewed a Town of Red Hook Speed Study Preliminary Classification Groups Report, which classifies Town roads with a recommended speed limits of 25, 35, or over 40. Ken Wersted stated the next step would be to send the list to State DOT to receive input for conducting an engineering study.

Water District No. 1 Surplus Properties – Discussion:

Supervisor McKeon reviewed the potential purchase of surplus water properties by the Town from the Water District. Supervisor McKeon stated the Community Preservation Plan (CPP) would need to be revised to include the properties to purchase the parcels with Community Preservation Fund (CPF) monies and introduced a draft law to do so.

Resolution Classifying Action and Establishing Lead Agency (regarding Water District No. 1 Surplus Properties)

Supervisor McKeon reviewed the resolution. Councilmember Dousharm stated she supports the acquisition of the parcels but takes issue with the EAF once again does not including a plan for what the Town will be doing with the parcels. Councilmember Dousharm stated environmental review is not just the acquisition. Supervisor McKeon stated that is not often the case and there is no plan for the parcel. Councilmember Dousharm stated Supervisor McKeon had previously suggested there be a pocket park on the parcels and that she was still waiting for the breakdown of maintenance costs across parks and trails the Town is responsible for. Supervisor McKeon stated if the Town wants to finance the purchase of these properties in time for the rehabilitation of the Water Storage Tank the Board needs to take action very soon and he has no plan for the property. Councilmember Hamel stated the issue of selling these parcels for years, it is just a transfer of

property from one Town entity to another, and it will help lower the burden of tank rehabilitation cost on those in Water District No. 1.

**TOWN OF RED HOOK
RESOLUTION NO. 13
DATED APRIL 14, 2026**

**RESOLUTION CLASSIFYING ACTION AND
ESTABLISHING LEAD AGENCY**

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

WHEREAS, an Environmental Assessment Form (EAF) dated April 14, 2026 was prepared for the proposed actions; and

WHEREAS, the Board has reviewed the thresholds for Type I and Type II actions set forth in 6 NYCRR 617.4 and 617.5; and

WHEREAS, after examining the EAF the Town Board has determined that there are no other involved and/or federal agencies on this matter since no other agency has approval authority with respect to the proposed actions;

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

1. The Town Board hereby determines that the proposed action is an unlisted action.
2. The Town Board hereby declares itself Lead Agency for the review of this action, as it is the only involved agency.
3. A Determination of Significance will be made at such time as all reasonably necessary information has been received by the Town Board to enable it to determine whether the action will or will not have a significant effect on the environment.

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

**TOWN OF RED HOOK
RESOLUTION NO. 13
DATED APRIL 14, 2026**

**RESOLUTION CLASSIFYING ACTION AND
ESTABLISHING LEAD AGENCY**

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>Nay</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 Establishing a Date for a Public Hearing Regarding the Adoption of Local Law No. A (Proposed) Of 2026 by the Town Board Of The Town Of Red Hook regarding an Amendment to the Community Preservation Plan
Supervisor McKeon reviewed the resolution.

**TOWN OF RED HOOK
RESOLUTION NO. 14
DATED APRIL 14, 2026**

**RESOLUTION ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
THE ADOPTION OF LOCAL LAW NO. A (PROPOSED) OF 2026 BY THE
TOWN BOARD OF THE TOWN OF RED HOOK 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”) has been 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 last amended November 19, 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, there has been prepared a proposed 2026 amendment to the Community Preservation Plan; and

WHEREAS, the Town Board has determined that such action is an unlisted action and has declared itself lead agency as the only involved agency;

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

1. The Town Board of the Town of Red Hook shall hold a public hearing on May 12, 2026, at 7:35 p.m. at the Town Hall, 7340 South Broadway, Red Hook, New York, to hear all interested parties on said proposed 2026 amendment to the Community Preservation Plan; and
2. The Town Clerk is hereby authorized and directed to publish notice of said public hearing in the Poughkeepsie Journal, the official newspaper of said Town, on or before May 7, 2026, which is not less than five days prior to the date of said public hearing; and

**NOTICE OF PUBLIC HEARING
TOWN OF RED HOOK**

Notice is hereby given that a public hearing will be held by the Town Board of the Town of Red Hook on May 12, 2025 at 7:35 P.M. local time, at the Town Hall, 7340 South Broadway, Red Hook, New York 12571, to hear all interested persons on a proposed Local Law No. A (Proposed) of 2026 entitled “LOCAL LAW NO. A (PROPOSED) OF 2026; A local law adopting an amendment to the Community Preservation Plan”. The proposed amendment incorporates certain additional parcels currently owned on behalf of the Town Water District No. 1. The Town of Red Hook Community Preservation Plan, in accordance with Section 64-h of the Town Law and Chapter 57 of the Red Hook Town Code, establishes 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 Board will meet to consider such amendment and hear all persons interested in the subject thereof and concerning the same. Copies of said proposed local law are available for review at the Town Hall, 7340 South Broadway, Red Hook, New York 12571.

The Town Board has classified the action as a Type I action and declared its intent to serve as lead agency for the matter.

All interested persons will be given an opportunity to be heard at said hearing. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Town

Clerk in advance at townclerk@redhookny.gov 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 April 14th, 2026
Deanna Cochran
Town Clerk
Town of Red Hook

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

**TOWN OF RED HOOK
RESOLUTION NO. 14
DATED APRIL 14, 2026**

**RESOLUTION ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
THE ADOPTION OF LOCAL LAW NO. A (PROPOSED) OF 2026 BY THE
TOWN BOARD OF THE TOWN OF RED HOOK 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 <u>Aye</u>
Councilmember Kristina Dousharm	VOTING <u>Nay</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 Authorizing the Solicitation of Bids for Water District #1 Well Rehabilitation
Supervisor McKeon reviewed the resolution.

**TOWN OF RED HOOK
RESOLUTION NO. 15
DATED APRIL 14, 2026**

**RESOLUTION AUTHORIZING THE SOLICITATION OF BIDS
FOR WATER DISTRICT #1 WELL REHABILITATION**

WHEREAS, Town Engineer Tighe & Bond has prepared revised plans and specification to solicit bids for the “**Well No. 1 Rehabilitation Project**” for Water District #1 in the Town (the “Project”); and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Red Hook does hereby authorize and direct the solicitation of bids for the Project, with bids to be received until 2:00 p.m. May 5th, 2026 or such later time and date as determined by the Supervisor, provided that such publication shall appear not less than five days prior to the date set for bid opening.

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

**TOWN OF RED HOOK
RESOLUTION NO. 15
DATED APRIL 14, 2026**

**RESOLUTION AUTHORIZING THE SOLICITATION OF BIDS
FOR WATER DISTRICT #1 WELL REHABILITATION**

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.

Air Quality Sensors Purchase & Hudson Valley Community Air Network (HVCAN) Subscription:

Supervisor McKeon reviewed a presentation regarding a proposal for the installation of air quality sensors at the Town Hall and the Recreation Park, an annual subscription to the HVCAN public dashboard and an annual fee to have the Community Science Lab install and maintain the sensors, providing an annual report to the Town, totaling \$3,625.00 for the first year. Councilmember Testa recused himself as he is a Bard Employee.

On a motion by Councilmember Dousharm seconded by Councilmember Hamel to approve the request

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

Councilmember Testa rejoined the meeting.

Reorganization:

Councilmember Dousharm and Councilmember Hamel stated Councilmember Dousharm is now the liaison to the Zoning Board of Appeals. Councilmember Dousharm stated Chris Klose requested to be on medical leave from the Zoning Board of Appeals and recommended alternate member Susan Grover be appointed as a full member. Supervisor McKeon stated he does not like to appoint members without a request and asked Councilmember Dousharm to reach out to her.

Proposed State Environmental Quality Review Act (SEQRA) Modification – Discussion:

Supervisor McKeon reviewed correspondence from the Conservation Advisory Council requesting the Board adopt a resolution supporting modifications to a State proposal to change to SEQRA. The State proposal would establish broad exemptions from SEQRA review for certain housing developments and limit the scope of environmental review for others. The CAC believes that it is possible to support increased housing production while preserving SEQRA's essential role in protecting public health, environmental resources, and community planning. The CAC is asking the Board to support a letter with targeted modifications to the State proposal. Supervisor McKeon stated the State is likely to settle the legislation by the first week of May, and the Board may not have time for a more formal review. Councilmember Hamel stated the Board could draft a resolution addressing their own issues.

Highway – Request for Authorization to Purchase Two Pick-up Trucks:

Supervisor McKeon reviewed a request from Highway Superintendent Theresa Burke for authorization to purchase two pick-up trucks. Supervisor McKeon stated it would be a brief discussion as Highway Superintendent Theresa Burke was not present. Supervisor McKeon stated the Board could inquire regarding the urgency of the request, as one vehicle is 5 years newer than the other. Supervisor McKeon stated the Board could inquire about leasing a vehicle or vehicles. Councilmember Dousharm stated Highway Superintendent Theresa Burke's request clearly outlined there is no EV equivalent for her request. Supervisor McKeon stated her comparison was only against one discontinued vehicle. Supervisor McKeon stated the Board should look into leasing as he is not thrilled about investing in a standard vehicle. Councilmember Testa asked if the Town could use CHIPS money for a lease. Supervisor McKeon stated he wants more information regarding the Highway Department vehicle inventory and usage.

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 are provided by Supervisor McKeon:

10:25 pm On a motion by Councilmember Dousharm seconded by Councilmember Hamel to exit Attorney / Client Session

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

10:26 pm 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