

RED HOOK TOWN BOARD MEETING

June 8, 2021

A meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened by Zoom Videoconference due to COVID-19 pandemic stay in place rules at the Town Hall, 7340 South Broadway, Red Hook at 7:30 p.m.

Present: Supervisor Robert McKeon
Councilmember William Hamel
Councilmember Christine Kane
Councilmember William O'Neill
Councilmember Jacob Testa
Town Clerk Deanna Cochran

Also Present: Attorney Christine Chale
Supervisor's Assistant Matt Fenaroli

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

SUPERVISOR'S REPORT

The Supervisor's Report for the period May 1, 2021 to May 31, 2021 was read as follows: Opening balance - \$8,263,222.33; Receipts - \$129,558.46; Disbursed - \$270,448.97; Balance - \$8,122,331.82. He showed the budget adjustments and the Monthly Variance Report which was prepared by Bookkeeper Ann Conway.

On a motion of Councilmember Hamel seconded by Councilmember Kane moved to approve the Supervisors report and budget adjustments.

Adopted	Ayes	5	McKeon, Hamel, Kane, O'Neill, Testa
	Nays	0	

TOWN CLERK'S REPORT

The Town Clerk's report for the period May 1, 2021 to May 31, 2021 was read as follows: Total Local Shares remitted to the Supervisor - \$4,956.50; Total monies collected for Garbage - \$4,193.00; Amount remitted to NYS Ag. & Markets - \$36.00; Amount remitted to NYS Dept. of Health for Marriage Licenses - \$67.50; Total State, County & Local Revenues - \$5,060.00.

On a motion of Councilmember O'Neill seconded by Councilmember Kane moved to approve the Town Clerk's report.

Adopted	Ayes	5	McKeon, Hamel, Kane, O'Neill, Testa
	Nays	0	

ANNOUNCEMENTS

The Community Action Partnership has an Emergency Rental Assistance Program. Applications are currently being accepted. Information will be available on the Town's website.

Supervisor McKeon gave an update on COVID in Dutchess County which also can be found on the Town's website. There is a decrease in the numbers of COVID cases.

The Town Hall will open on July 1, 2021 for appointment only. Wearing masks while inside the building will be required.

Sign ups are still going on for the Summer Rec Programs. The deadline to sign up is June 25, 2021. Participants will not be required to wear masks. Additional information can be found on the Town's website.

Public Hearing – Granting Approval for the Use of Moneys in the Community Preservation Fund for the Purchase of Development Rights of the Brittany Hollow Farm.

Supervisor McKeon opened the Public Hearing and reviewed a memo from Maryanne Johnson, The Chair of the Community Preservation Fund Committee. The CPF board reviewed the revised application figures and is still interested in participating with funding. Dutchess County and Scenic Hudson will also be participating with funding. The funds will go to the Red Hook portion of the farm. Councilmember Kane mentioned this is a very important area of our town because this farm includes a lot of importance beyond straight farmland protection such as

important soils, views of our town and definition for our town which will prevent sprawl along Route 9.

On a motion of Councilmember Kane seconded by Councilmember Testa moved to close the Public Hearing.

Adopted	Ayes	5	McKeon, Hamel, Kane, O'Neill, Testa
	Nays	0	

PUBLIC COMMENT

There was no public comment.

Resolution Granting Approval for the Use of Moneys in the Community Preservation Fund for the Purchase of The Brittany Hollow Farm.

Supervisor McKeon corrected the start time of the Public Hearing referenced in the resolution to 7:35pm.

TOWN OF RED HOOK RESOLUTION NO. 36 DATED JUNE 8, 2021

RESOLUTION GRANTING APPROVAL FOR THE USE OF MONEYS IN THE COMMUNITY PRESERVATION FUND FOR THE PURCHASE OF DEVELOPMENT RIGHTS OF THE BRITTANY HOLLOW FARM

WHEREAS, an application and certain supplemental information has been submitted for Brittany Hollow Farm for approximately 60 total acres, consisting of an approximately 37.39 acre parcel of property, Tax Map ID No. 134889-6271-00-073869, in the Town of Red Hook, New York, an approximately 10.01 acre parcel of property, Tax Map ID No. 134889-6271-00-180845, in the Town of Red Hook, New York (collectively the “Red Hook Parcels”), and an approximately 12.6 acre parcel of property, Tax map ID No. 135089-6271-00-060795, in the Town of Rhinebeck, New York, all located on Albany Post Road in Dutchess County, New York (together with the Red Hook Parcels, collectively the “Project Parcels”); and

WHEREAS, a public hearing was duly held by the Town Board on the 24th day of June, 2020 at 7:45 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 Red Hook Parcels; and

WHEREAS, a second public hearing was duly held by the Town Board on the 8th day of June, 2021 at 7:45 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 increased not to exceed project cost of \$395,000 and the Town’s increased not to exceed share estimated at \$122,000; 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 Parcel; and

WHEREAS, with respect to the Parcels, DLC has been notified that it is eligible for funding for a portion of the acquisition and project costs from the Dutchess County Partnership for Manageable Growth and The Scenic Hudson Land Trust, Inc., and it is proposed that the Town of Red Hook would participate in the portion of the project located within the Town of Red Hook; and

WHEREAS, the proposed acquisition cost for the sale of development rights in the Parcel is \$329,863, which cost is supported by a restricted use appraisal report by McGrath & Company, Inc., valued as of April 4, 2021, dated April 16, 2021; and

WHEREAS, the Town Board has determined that such action is a Type II 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, it is proposed that Dutchess Land Conservancy, Inc. (“DLC”) shall hold a perpetual conservation easement in which the Town and the County of Dutchess would have third party enforcement rights, and proposed forms of a Conservation Easement and Monitoring Agreement providing for monitoring and stewardship activities by DLC have been submitted to the Town Board of the Town of Red Hook and are on file with the Town Clerk; and

WHEREAS, the Town Board has given due consideration to the recommendation of the CPF Board, and has further reviewed the application documents and appraisal and has determined that the purchase of development rights in the Parcel 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 Red Hook 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 Supervisor of the Town is hereby authorized and directed to execute a Conservation Easement providing for DLC as Grantee, together with a Monitoring Agreement providing for monitoring and stewardship activities by DLC, and such other documents necessary in connection with such agreement. Such agreements shall be in substantially the form on file with the Clerk, with such insubstantial changes as may be approved by the Supervisor; and

BE IT FURTHER RESOLVED, that the officers of the Town are duly authorized and directed to consummate the funding of the purchase of development rights with respect to the Red Hook Parcels through the application of funds for such purpose from the CPF, with an estimated total Town cost not to exceed 122,000; and to take all action necessary in connection therewith, with such funding to be completed within twelve months of the date hereof unless an extension is approved in the discretion of the Town Board.

EXTRACT OF MINUTES

A regular meeting of the Town Board of the Town of Red Hook, Dutchess County, New York, was convened in public session via videoconference and/or teleconference pursuant to Executive Order 202.1, as amended, on June 8, 2021 at 7:30 p.m., local time. A live transmission was available to the public as described in the notice of meeting attached hereto. The meeting was recorded and a full transcript will be prepared to the extent required by the Executive Order.

The meeting was called to order by Supervisor Robert McKeon, and, upon roll being called, the following members were: (Note: Where members are marked Present, specify whether In Person at the Town Hall, 7340 South Broadway, Red Hook, NY, via Videoconference, or via Teleconference.)

	Present	Absent
Supervisor Robert McKeon	VIA Videoconference	
Councilmember William Hamel	VIA Videoconference	
Councilmember Christine Kane	VIA Videoconference	
Councilmember William O’Neill	VIA Videoconference	
Councilmember Jacob Testa	VIA Videoconference	

The following persons were ALSO PRESENT:

Christine M. Chale, Esq., Attorney for the Town VIA Videoconference.

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

**TOWN OF RED HOOK
RESOLUTION NO. 36
DATED JUNE 8, 2021**

**RESOLUTION GRANTING APPROVAL FOR THE USE OF MONEYS IN
THE COMMUNITY PRESERVATION FUND FOR THE PURCHASE OF
DEVELOPMENT RIGHTS OF THE BRITTANY HOLLOW FARM**

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 William Hamel	VOTING <u>Aye</u>
Councilmember Christine Kane	VOTING <u>Aye</u>
Councilmember William O’Neill	VOTING <u>Aye</u>
Councilmember Jacob Testa	VOTING <u>Aye</u>

The foregoing resolution was thereupon declared duly adopted.

NOTICE OF TOWN BOARD MEETINGS – Tuesday, June 8, 2021 at 7:30 pm Town of Red Hook NOTICE OF TOWN BOARD MEETINGS A public meeting will be held by the Town Board of the Town of Red Hook on Tuesday, June 8, 2021 at 7:30 pm. Due to the ongoing COVID pandemic, the Town Hall is closed to the general public until further notice. Pursuant to Executive Order No. 202.1, issued by Governor Cuomo, and advisories issued by Federal, State and Local officials related to the COVID-19 virus, the public will not be permitted to attend in person. Some or all of the Board members are expected to participate in the meeting via teleconference or video conference. Please refer to the meeting agenda to be posted on the Town website at <https://www.redhook.org>. The public may view and listen to the proceedings live on www.pandav23.org. To the extent permitted by law, and until further notice, future Town Board meetings including the regularly scheduled meetings on the second Tuesday and fourth Wednesday of each month, will be available to the public via PANDA’s website listed above. Interested persons may comment on agenda matters by submitting an email or telephone by submitting comments to the Supervisor at rmckeon@redhook.org. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Town Clerk’s office at 845-758-4606 so that arrangements can be made.

Deanna Cochran Town Clerk, Town of Red Hook

Resolution Establishing a Date for a Public Hearing for Amendments to our Parking Regulations.

Supervisor McKeon explained the resolution. Councilmember Kane wanted to clarify this is about No Stopping Zones in the two areas and not just No Standing or No Parking. This will prevent delivery vehicles from being able to stop and idle there. Stopped or standing vehicles in these areas create traffic hazards so a No Stopping Zone will cover everything that could happen within these zones. Attorney Christine Chale added that this was what the engineer recommended and what the Code Provision will provide; No parking, standing, or stopping.

**TOWN OF RED HOOK
RESOLUTION NO. 37
DATED JUNE 8, 2021**

**ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
THE ADOPTION BY THE TOWN BOARD OF THE TOWN OF RED HOOK OF
LOCAL LAW NO. B (PROPOSED) OF 2021 REGARDING PROVISIONS FOR NO
PARKING AND NO STOPPING ZONES IN THE TOWN OF RED HOOK**

WHEREAS, a proposed form of Local Law No. B (Proposed) of 2021 entitled “A Local Law Amending Chapter 131, Vehicles and Traffic, Regarding Provisions for No Parking and No Stopping Zones in the Town of Red Hook” has been submitted to the Town Board of the Town of Red Hook (the “Proposed Local Law”); and

WHEREAS, the Proposed Local Law would modify the provisions of the Town Code of the Town of Red Hook to prohibit the parking and stopping of motor vehicles on Metzger Road and Old Farm Road near US Route 9 and to update the times during which the parking of motor vehicles is prohibited at the Red Hook Recreation Park; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(22) and 6 NYCRR 617.5(c)(33), the Proposed Local Law constitutes a Type II action under the State Environmental Quality Review Act and 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 (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 July 13, 2021, at 7:35 p.m. in the manner provided in the notice of public hearing attached hereto to hear all interested parties on said Proposed Local Law; 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 July 3, 2021, which is not less than ten calendar days prior to the date of said public hearing.

EXTRACT OF MINUTES

A regular meeting of the Town Board of the Town of Red Hook, Dutchess County, New York, was convened in public session via videoconference and/or teleconference pursuant to Executive Order 202.1, as amended, on June 8, 2021 at 7:30 p.m., local time. A live transmission was available to the public as described in the notice of meeting attached hereto. The meeting was recorded and a full transcript is required to be prepared to the extent required by such Executive Order.

The meeting was called to order by Supervisor Robert McKeon, and, upon roll being called, the following members were (Note: Where members are marked Present, specify whether In Person at the Town Hall, 7340 South Broadway, Red Hook, NY, via Videoconference, or via Teleconference):

	Present	Absent
Supervisor Robert McKeon	VIA Videoconference	
Councilmember William Hamel	VIA Videoconference	
Councilmember Christine Kane	VIA Videoconference	
Councilmember William O'Neill	VIA Videoconference	
Councilmember Jacob Testa	VIA Videoconference	

The following persons were ALSO PRESENT:

Christine M. Chale, Esq., Attorney for the Town, VIA Videoconference

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

TOWN OF RED HOOK RESOLUTION NO. 37 DATED JUNE 8, 2021

ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
THE ADOPTION BY THE TOWN BOARD OF THE TOWN OF RED HOOK OF
LOCAL LAW NO. B (PROPOSED) OF 2021 REGARDING PROVISIONS FOR NO
PARKING AND NO STOPPING ZONES IN THE TOWN OF RED HOOK

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 Aye
Councilmember William Hamel VOTING Aye

Councilmember Christine Kane VOTING Aye
Councilmember William O'Neill VOTING Aye
Councilmember Jacob Testa VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

NOTICE OF TOWN BOARD MEETINGS – Tuesday, June 8, 2021 at 7:30 pm Town of Red Hook
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Deanna Cochran Town Clerk, Town of Red Hook

BRIDGE NY APPLICATION-

Supervisor McKeon explained the BridgeNY 2021 Program Application for the Aspinwall Bridge which will provide 95% of the funding needed.

On a motion of Supervisor McKeon to submit the application.

Adopted	Ayes	5	McKeon, Hamel, Kane, O'Neill, Testa
	Nays	0	

LOCAL WATERFRONT REVITALIZATION PLAN –

Supervisor McKeon explained the Grant received to update the Local Waterfront Revitalization Program. Councilmember Kane explained we are updating the current plan and have updated sections 1 and 2. Section 1 deals with the area boundary, and section 2 deals with the resources within the waterfront revitalization boundary. The updates are complete and were submitted. Nine new maps were created as well. Public comment and public input are needed and can be submitted on the Town's website. There will be an online survey tool to submit these comments. Supervisor McKeon expressed sections 1 and 2 were very informative. Councilmember Hamel mentioned this section of land is very sensitive and is the reason why the section is so strictly zoned. Councilmember Kane agreed and stressed why the 9 maps are so important.

CORRESPONDENCE-

Supervisor McKeon acknowledged the Intermunicipal Task Force sent over the recommendation for the language needed on Short Term Rental accommodations and regulations.

On a motion of Supervisor McKeon seconded by Councilmember Kane moved to adjourn the meeting.

Adopted	Ayes	5	McKeon, Hamel, Kane, O'Neill, Testa
	Nays	0	

Respectfully submitted,

Deanna Cochran, Town Clerk