

RED HOOK TOWN BOARD MEETING
August 2, 2019

A special 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 10:30 am

Present: Supervisor Robert McKeon
Councilmember Harry Colgan
Councilmember William O’Neill
Councilmember Sarah Imboden
Town Clerk Sue McCann
Absent: Councilmember Christine Kane
Present: Attorney Christine Chale

Supervisor McKeon called the meeting to order and opened with the Pledge of Allegiance.

TRADITION AT RED HOOK

Supervisor McKeon explained that Tradition at Red Hook wants to begin phases 2 and 3. Rodney Morrison, Engineer for the project, explained the construction is going fast and well. There is a lot of interest and he believes that triggered the desire to file sections 2 and 3 plats. Councilperson Colgan asked when they will be open to visit. Mr. Morrison said right now they are doing it by appointment. Sometime around September 7 there will be a grand opening. They have a 4-plex Town House, and two stand alone homes built as models. One has a detached garage with apartment. Attorney Chale reviewed Planning Board notes. Phase 2 and 3 were modified slightly. She explained what improvements would be accepted by the Board and also explained the bond numbers. A zoning fee calculation was also presented. She explained what is involved in the process then reviewed the resolution.

TOWN OF RED HOOK
RESOLUTION NO. 83
DATED AUGUST 2, 2019

RESOLUTION REGARDING OFFERS OF CESSION FOR ROADS AND EASEMENTS FOR TRADITION AT RED HOOK SECTIONS 2 AND 3

WHEREAS, the Town of Red Hook Planning Board adopted a resolution on August 15, 2016, entitled, “Resolution Granting Site Plan Approval to Hoffman Property Traditional Neighborhood Development” and a resolution on August 15, 2016 entitled “Resolution Granting Approval to Final Subdivision Plan and Incentive Zoning for Hoffman Property Traditional Neighborhood Development Subdivision,” for a 102-lot residential community development project known as the “Hoffman Property” (the “Hoffman TND Project”), which gave permission to file the subdivision plat in sections, and required that the section plats be filed in numerical order; and which resolutions were duly filed in the office of the Town Clerk on August 16, 2016; and

WHEREAS, Red Hook Acres, LLC, as part of its development plan for the Hoffman TND Project, offered to dedicate a certain parcel or parcels of land within the project for highway purposes and associated drainage easements, as shown on a drawing set prepared by LRC Group, Project Engineers, entitled “Final Site Plan and Overall Subdivision Plan Set for Hoffman Property,” last revised on August 15, 2018, and as provided in the proposed subdivision for the for the 102 lot residential community and Lot 103 on drawings prepared by LRC Group, Project Engineers, entitled “Hoffman Property Final Subdivision Plat” last revised on August 15, 2018, including the “Hoffman Subdivision Section Plat #1,” last revised on August 15, 2018; and

WHEREAS, on September 26, 2018, pursuant to the Planning Board resolutions of August 15, 2016, the Town of Red Hook Town Board adopted Resolution #60 of 2018 regarding offers of cession for roads and easements for Section 1 of the Hoffman TND Project; and

WHEREAS, as a condition of Resolution #60 of 2018, the developer of the Hoffman TND Project delivered to the Town Clerk a performance bond or letter of credit in the amount of \$373,720.00 regarding Section 1 of the Hoffman TND Project; and

WHEREAS, the Hoffman TND Project is now referred to as “Tradition at Red Hook,” which still contemplates the development of a 102-lot residential community with accompanying common areas (the “Project”); and

WHEREAS, the Town of Red Hook Planning Board adopted two Resolutions on April 1, 2019, entitled, respectively, “Resolution Granting Amended Site Plan Approval to Tradition of Red Hook (Formerly Hoffman TND),” (hereinafter referred to “Amended Site Plan Approval Resolution”) and “Resolution Granting Approval to the Amended Final Subdivision Plat for Tradition at Red Hook (Formerly Hoffman TND),” (hereinafter referred to as “Amended Subdivision Approval Resolution” and together with the Amended Site Plan Approval Resolution, the “2019 Approval Resolutions”), which Amended Subdivision Approval Resolution gave permission to file the Subdivision Plat in Sections, and required that the Section Plats be filed in numerical order; both of which 2019 Approval Resolutions were duly filed in the office of the Town Clerk on April 2, 2019; and

WHEREAS, pursuant to the 2019 Approval Resolutions, 25 Old Farm Road Development, LLC (the “Owner”) has been granted conditional final approval by the Town of Red Hook Planning Board for the Project; and

WHEREAS, the Owner, as part of its development plan for the Project, has offered to dedicate a certain parcel or parcels of land within the Project for highway purposes and associated drainage easements, as shown on a drawing set prepared by LRC Group, Project Engineers, entitled “Site Plan Submission Set for Tradition at Red Hook,” last revised on May 7, 2019, and as provided in the proposed subdivision for the for the 102-lot residential community on drawings prepared by LRC Group, Project Engineers, entitled “Hoffman Property Final Subdivision Plat” last revised on August 15, 2018 (“Overall Subdivision Plat”) and the “Tradition at Red Hook, Final Subdivision Plat, Section Plat #2”, last revised on July 12, 2019 (“Section 2 Plat”) and “Tradition at Red Hook, Final Subdivision Plat, Section Plat #3”, last revised on July 12, 2019 (“Section 3 Plat”); and

WHEREAS, the Owner has submitted for approval the following:
Regarding Section 2:

an Irrevocable Offer of Cession for a portion of Benson Loop and a portion of Schuyler Drive, collectively referred to in the plat as “S-2 ROW-1”, with an attached draft deed for dedication of such roads;
an Irrevocable Offer of Cession for a Town Access Easement (S2-Town Access Easement-1), with an attached draft easement;
an Irrevocable Offer of Cession for a Temporary Snow Storage Easement (S-2 Temporary Snow Storage Easement-1), with an attached draft easement;

Regarding Section 3:

an Irrevocable Offer of Cession for a Town Stormwater Easement (S-3 Town Stormwater Easement-1), with an attached draft easement;
an Irrevocable Offer of Cession for a Town Snow Storage Easement (S3-Town Snow Storage Easement-1), with an attached draft easement;

Regarding Sections 2 and 3:

a letter of the Highway Superintendent dated July 30, 2019 regarding approval of plans and specifications for road and stormwater improvements;
a letter of the Town Engineer dated July 31, 2019 regarding approval of plans and specifications and estimates of the cost of construction and inspection of certain improvements required by the 2019 Approval Resolutions for Sections 2 and 3 and an update for Section 1; and
an updated list of required easements by section prepared by LRC Group, Project Engineers, dated April 18, 2019.

WHEREAS, by letter dated July 31, 2019, the Town Engineer has notified the Town Board that a portion of the improvements contemplated under Section 1 of the Project have been satisfactorily completed, and that an estimate of the uncompleted improvements in Section 1 is \$54,395.00, and that it is recommended that the bond amount required for Section 1 be reduced accordingly; and

WHEREAS, the acceptance of the Irrevocable Offers defined in (i) through (v) above is in the best interests of the Town subject to the conditions set forth herein.

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

Based on the report of the Town Engineer of the completed improvements for the Project, the required bond amount for Section 1 may be reduced to \$54,395.00.

Acceptance of the Irrevocable Offers referred to in (i) through (iii) above and commencement of construction of the Section 2 roads and improvements described in the Section 2 Plat is authorized upon completion of the following conditions; provided, however, that the Town reserves the right to determine whether to accept said roads and easements described in the Irrevocable Offers in its sole discretion upon completion thereof, and the acceptance of said roads and easements described in the Irrevocable Offers shall be subject to the final approval of acceptance thereof by the Town Highway Superintendent:

Delivery to the Town Clerk of performance bonds or letters of credit in form and substance satisfactory to the Attorney for the Town and in the amount of \$175,868.00 for Sections 2 and 3, as reviewed and recommended by the Town Engineer, in full force and effect, conditioned on completion of the Section 2 ROW Roads and all other required improvements for Section 2 in accordance with the Overall Subdivision Plat, the applicable Section Plat, all required plans, conditions and specifications, which bond or letter of credit shall be for an initial period of not less than 2 years renewable in one year increments, and subject to delivery of a maintenance bond. Said security may be provided in the form of a single instrument or separate instruments for the amounts owed for Sections 1, 2, and 3;

Delivery of the hold harmless agreement and evidence of the current general liability insurance policy in form satisfactory to the Attorney for the Town;

Delivery of a policy of title insurance, or commitment therefore with policy to be delivered at the time of acceptance, with respect to the interest of the Town in the proposed conveyances, subject to only to such exceptions as shall be approved by the Attorney for the Town and as shall be consistent with the Approval Resolutions;

Receipt by the Town of payment for any and all outstanding consultant invoices included estimated costs, bringing the escrow account for development review costs fully up to date;

Deposit with the Town Clerk of the escrow for inspection fees for the roads and required improvements for the applicable Section in the amounts specified in the Engineer's approval letter referred to in (vii) above, the Town Clerk having received a deposit of \$25,000.00 dated July 11, 2019;

Receipt by the Town Clerk of the required incentive zoning fees for Sections 2, which is calculated as \$66,097.40 as of the date hereof, or as it may be updated pursuant to § 143-49.2 of the Town Code;

Final executed forms of the documents referred to in (i) through (iii) above with an undertaking for proper recording thereof approved by the Attorney for the Town; and

Filing of the approved stamped subdivision map(s) in the form referred to herein with only such changes with respect to the proposed roads and easements as shall be approved by this Board after approval by the Highway Superintendent and Town Engineer.

Acceptance of the Irrevocable Offers referred to in (iv) through (v) above and commencement of construction of the Section 3 improvements described in the Section 3 Plat is authorized upon completion of the following conditions; provided, however, that the Town reserves the right to determine whether to accept said easements described in the Irrevocable Offers in its sole discretion upon completion thereof:

Delivery to the Town Clerk of performance bonds or letters of credit in form and substance satisfactory to the Attorney for the Town and in the amount of \$175,868.00 for Sections 2 and 3, as reviewed and recommended by the Town Engineer, in full force and effect, conditioned on completion of all required improvements for Section 3 in accordance with the Overall Subdivision Plat, the applicable Section Plat, all required plans, conditions and specifications, which bond or letter of credit shall be for an initial period of not less than 2 years renewable in one year increments, and subject to delivery of a maintenance bond. Said security may be provided in the form of a single instrument or separate instruments for the amounts owed for Sections 1, 2, and 3;

Delivery of the hold harmless agreement and evidence of the current general liability insurance policy in form satisfactory to the Attorney for the Town;

Delivery of a policy of title insurance, or commitment therefore with policy to be delivered at the time of acceptance, with respect to the interest of the Town in the proposed conveyances, subject to only to such exceptions as shall be approved by the Attorney for the Town and as shall be consistent with the Approval Resolutions;

Receipt by the Town of payment for any and all outstanding consultant invoices included estimated costs, bringing the escrow account for development review costs fully up to date;

Deposit with the Town Clerk of the escrow for inspection fees for the roads and required improvements for the applicable Section in the amounts specified in the Engineer's approval letter referred to in (vii) above, the Town Clerk having received a deposit of \$25,000.00 dated July 11, 2019;

Receipt by the Town Clerk of the required incentive zoning fees for Sections 3, which is calculated as \$85,926.62 as of the date hereof, or as it may be updated pursuant to § 143-49.2 of the Town Code;

Final executed forms of the documents referred to in (iv) through (v) above with an undertaking for proper recording thereof approved by the Attorney for the Town; and

Filing of the approved stamped subdivision map(s) in the form referred to herein with only such changes with respect to the proposed roads and easements as shall be approved by this Board after approval by the Highway Superintendent and Town Engineer.

The Supervisor, Town Engineer, Attorney for the Town and the Superintendent of Highways may take all steps reasonable and necessary in consultation with the Attorney for the Town to implement the intent of this resolution.

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 at the Town Hall, 7340 South Broadway, Red Hook on August 2, 2019 at 10:30 p.m., local time.

The meeting was called to order by Supervisor McKeon, and, upon roll being called, the following members were:

PRESENT:

Supervisor Robert McKeon
Councilman Harry Colgan
Councilwoman Sarah Imboden
Councilman William O'Neill
ABSENT: Christine Kane

The following persons were ALSO PRESENT: Christine Chale, Attorney for the Town

The following resolution was offered by McKeon, seconded by Imboden, to wit:

**RESOLUTION NO. 83
DATED AUGUST 2, 2019**

RESOLUTION REGARDING OFFERS OF CESSION FOR ROADS AND EASEMENTS FOR TRADITION AT RED HOOK SECTIONS 2 AND 3

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
Councilman Harry Colgan	VOTING: Aye
Councilwoman Sarah Imboden	VOTING: Aye
Councilwoman Christine Kane	VOTING: Absent
Councilman William O'Neill	VOTING: Aye

The foregoing resolution was thereupon declared duly adopted.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

(1) She is the duly qualified and acting Clerk of the Town of Red Hook, Dutchess County, New York (hereinafter called the "Town ") and the custodian of the records of the Town, including the minutes of the proceedings of the Town Board, and is duly authorized to execute this certificate.

(2) Attached hereto is a true and correct copy of a resolution duly adopted at a meeting of the Town Board held on the 2nd day of August, 2019 and entitled:

**RESOLUTION NO. 83
DATED AUGUST 2, 2019**

RESOLUTION REGARDING OFFERS OF CESSION FOR ROADS AND EASEMENTS FOR TRADITION AT RED HOOK SECTIONS 2 AND 3

(3) Said meeting was duly convened and held and said resolution was duly adopted in all respects in accordance with law and the regulations of the Town. To the extent required by law or said

regulations, due and proper notice of said meeting was given. A legal quorum of members of the Board was present throughout said meeting, and a legally sufficient number of members voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, said regulations or otherwise incident to said meeting and the adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) The seal appearing below constitutes the official seal of the Town and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this 5 day of August, 2019.

-SEAL- _____
Sue McCann, Town Clerk

WINNAKEE LAND TRUST PROJECT

Supervisor McKeon said the CPF Committee met and reviewed the applications. This is an easement project for us. He explained the trail program with Winnakee and referred to a memo from the CPF Committee regarding their review of the project.

Attorney Chale explained that she reviewed the information regarding the grant match. The total cost of the Town's share is \$272,799. She commented that these are one big parcel. The site surrounds the water tower. Our easement would further prohibit development. In the case of the possibility of needing to put in a new water tower, we proposed that we are going to look to separate one acre of that parcel next to the tower parcel. If the Town would ever need it they'd have it. We will have to approach the Planning Board to pursue a boundary line amendment. That will be in the SEQRA paper. This is not about developing a trail right now, this is only for acquiring the land. Winnakee has a grant to acquire, but not to build a trail. She explained the resolution. A change was made regarding wood turtle on Pg. 12 Item P of the EAF. The project has lots of areas of concern. We have to treat this as unlisted, not a Type II action. We also have to have a public hearing on the project.

RESOLUTION #84 617.6

State Environmental Quality Review (SEQR) Resolution Classifying Action & Establishing Lead Agency Unlisted Action

Name of Action: Winnakee Land Trust Saw Kill Project CPF Application

Whereas, the Town Board of the Town of Red Hook is considering the acquisition of a conservation easement by the Town. The Town will also acquire a public access easement over the lands covered by the conservation easement, identified as tax parcel nos. 6173-16-946326, 6273-00-019222, 6173-00-847544, and 6173-16-980322, all located within the Town of Red Hook, Dutchess County, New York. Concurrent with the above acquisitions, the Town will seek a lot line adjustment to transfer approximately one acre from parcel no. 6173-00-847544 to parcel no. 6173-00-802677, which is owned by the Town of Red Hook and is operated by the Town of Red Hook Water District; and

Whereas, Winnakee Land Trust, Inc. has prepared and submitted to the Town an Environmental Assessment Form (EAF) for the action dated 8/1/2019; 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 other involved and/or federal agencies on this matter including the Town of Red Hook Planning Board.

Now Therefore Be It Resolved, that the Board hereby determines that the proposed action is an unlisted action.

Be It Further Resolved, that the Town Board hereby declares itself Lead Agency for the review of this action, as it is the only involved agency.

Be It Further Resolved, the Town Board hereby authorizes the Town Supervisor to circulate the attached lead agency coordination request letter(s) to all other involved agencies and to discharge any other SEQR responsibilities as are required by 6 NYCRR 617 in this regard; and

Be It Further Resolved, that unless an objection to the Town Board assuming lead agency status is received within thirty (30) days of the date of mailing the EAF, the Town Board will become lead agency for the review of this action.

EXTRACT OF MINUTES

A special 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 on August 2, 2019 at 10:30 p.m., local time.

The meeting was called to order by Supervisor Robert McKeon, and, upon roll being called, the following members were:

PRESENT:

Supervisor Robert McKeon
Councilmember Harry Colgan
Councilmember Sarah Imboden
Councilmember William O'Neill
ABSENT: Councilmember Kane

The following persons were ALSO PRESENT:

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

The following resolution was offered by McKeon, seconded by Colgan, to wit:

**RESOLUTION NO. 84
DATED AUGUST 2, 2019**

**Resolution Classifying Action & Establishing Lead Agency
Unlisted Action**

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 Harry Colgan	VOTING: Aye
Councilmember Sarah Imboden	VOTING: Aye
Councilmember Christine Kane	VOTING: absent
Councilmember William O'Neill	VOTING: Aye

The foregoing resolution was thereupon declared duly adopted.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

(1) She is the duly qualified and acting Clerk of the Town of Red Hook, Dutchess County, New York (hereinafter called the "Town") and the custodian of the records of the Town, including the minutes of the proceedings of the Town Board, and is duly authorized to execute this certificate.

(2) Attached hereto is a true and correct copy of a resolution duly adopted at a meeting of the Town Board held on the 2nd day of August, 2019 and entitled:

**RESOLUTION NO. 84
DATED AUGUST 2, 2019**

Resolution Classifying Action & Establishing Lead Agency Unlisted Action

(3) Said meeting was duly convened and held and said resolution was duly adopted in all respects in accordance with law and the regulations of the Town. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the Board was present throughout said meeting, and a legally sufficient number of members voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, said regulations or otherwise incident to said meeting and the adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) The seal appearing below constitutes the official seal of the Town and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this 2 day of August, 2019.

-SEAL- _____

Sue McCann
Town Clerk

Supervisor McKeon explained the resolution setting the public hearing for August 13 at 7:45 p.m.

**TOWN OF RED HOOK
RESOLUTION NO. 85
DATED AUGUST 2, 2019**

ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING WINNAKEE LAND TRUST, INC. SAWKILL PROJECT UNDER THE TOWN'S COMMUNITY PRESERVATION FUND PROGRAM

WHEREAS, pursuant to the Town's Community Preservation Fund Program, applications have been submitted by Winnakee Land Trust, Inc. as described on the attached form of notice ("Notice") for purchase of development rights with respect to certain parcels of property as specifically described in the Notice; and

WHEREAS, the Board has referred the application to the CPF Advisory Committee duly appointed by the Board (the "Committee") for review of such application and rating according to the Program criteria established by the Board, taking into account the importance of the resource and the anticipated availability of funding by others and the availability of funding under the Town's Community Preservation Fund Program; and

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:

The Town Board of the Town of Red Hook shall hold a public hearing on August 13, 2019, at 7:45 o'clock P.M. at the Town Hall, 7340 South Broadway, Red Hook, New York, to hear all interested parties on the proposed acquisition of an interest or right of the properties described in the attached form of notice for the purpose of preserving open space under the Town's Community Preservation Fund program as described in the attached form of notice; and

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 August 8, 2019, which is not less than five (5) days prior to the date of said public hearing.

NOTICE OF PUBLIC HEARING REGARDING WINNAKEE LAND TRUST, INC. SAWKILL PROJECT UNDER THE TOWN'S COMMUNITY PRESERVATION FUND PROGRAM TOWN OF RED HOOK

PLEASE TAKE NOTICE that concurrent public hearings will be held by the Town Board of the Town of Red Hook on August 13, 2019 at 7:45 o'clock P.M. local time, at the Town Hall, 7340 South Broadway, Red Hook, New York 12571, pursuant to Town's Community Preservation Fund ("CPF Program"), to hear all interested persons regarding the acquisition of an interest or right in real property to preserve open space pursuant to Section 247 of the General Municipal Law, including the purchase of a contractual right necessary to achieve the purposes of such provisions, for each the projects described below.

With respect to each of the projects described below, the Town's project partner, Winnakee Land Trust, Inc. has a grant agreement for 80% match funding for acquisition costs under a Department of

Environmental Conservation Water Quality Improvement Program Grant. The Town's share is not to exceed 20% of the acquisition costs plus estimated additional project related cost and is proposed to be financed from the CPF Program.

Rural Joy, Inc.: Application submitted by Winnakee Land Trust, Inc., for acquisition of a conservation easement and public access easement proposed to be held by the Town of Red Hook with respect to an approximately 246.63 acre parcel of property, Tax Map ID No. 6173-00-847544 and an approximately 0.17 acres parcel of property, Tax Map ID No. 6173-00-980322, located at Route 9G, Aspinwall, Kelly and Whalesback Roads, Town of Red Hook, Dutchess County, New York. The total project cost including proposed program partner funding is estimated not to exceed \$811,582, with the Town share estimated not to exceed \$176,786.

Migliorelli and Leone: Application submitted by Winnakee Land Trust, Inc. for acquisition of a conservation easement and public access easement proposed to be held by the Town of Red Hook with respect to an approximately 89 acre parcel of property, Tax Map ID No. 6273-00-019222 and an approximately 0.58 acre parcel of property, Tax Map ID No. 6173-16-946326, located on and to the rear of Aspinwall Road to Rec. Park West, Town of Red Hook, Dutchess County, New York. The total project cost including proposed program partner funding is estimated not to exceed \$415,943, with the Town share estimated not to exceed \$96,013.

All interested persons will be given an opportunity to be heard in person or by directing comments in writing to the Town Board, 7340 South Broadway, Red Hook, New York 12571. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Town Clerk in advance at the above address or by phone 845-758-4606 so that arrangements can be made. PLEASE TAKE FURTHER NOTICE that copies of said applications are available for review at the office of the Town Clerk, Red Hook Town Hall, 7340 South Broadway, Red Hook, New York 12571.

By order of the Town Board of the Town of Red Hook, dated August 2, 2019.

Sue McCann
Town Clerk
Town of Red Hook

EXTRACT OF MINUTES

A special 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 on August 2, 2019 at 10:30 p.m., local time.

The meeting was called to order by Supervisor Robert McKeon, and, upon roll being called, the following members were:

PRESENT:

Supervisor Robert McKeon
Councilmember Harry Colgan
Councilmember Sarah Imboden
Councilmember William O'Neill

ABSENT: Councilmember Kane

The following persons were ALSO PRESENT: Christine M. Chale, Esq., Attorney for the Town

The following resolution was offered by McKeon, seconded by Imboden, to wit:

**RESOLUTION NO. 85
DATED AUGUST 2, 2019**

ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING WINNAKEE LAND TRUST, INC. SAWKILL PROJECT UNDER THE TOWN'S COMMUNITY PRESERVATION FUND PROGRAM

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 Harry Colgan	VOTING: Aye

Councilmember Sarah Imboden VOTING: Aye
Councilmember Christine Kane VOTING: Absent
Councilmember William O'Neill VOTING: Aye

The foregoing resolution was thereupon declared duly adopted.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

(1) She is the duly qualified and acting Clerk of the Town of Red Hook, Dutchess County, New York (hereinafter called the "Town") and the custodian of the records of the Town, including the minutes of the proceedings of the Town Board, and is duly authorized to execute this certificate.

(2) Attached hereto is a true and correct copy of a resolution duly adopted at a meeting of the Town Board held on the 2nd day of August, 2019 and entitled:

**RESOLUTION NO. 85
DATED AUGUST 2, 2019**

ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING WINNAKEE LAND TRUST, INC. SAWKILL PROJECT UNDER THE TOWN'S COMMUNITY PRESERVATION FUND PROGRAM

(3) Said meeting was duly convened and held and said resolution was duly adopted in all respects in accordance with law and the regulations of the Town. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the Board was present throughout said meeting, and a legally sufficient number of members voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, said regulations or otherwise incident to said meeting and the adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) The seal appearing below constitutes the official seal of the Town and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this 2 day of August, 2019.

-SEAL-

Sue McCann
Town Clerk

ATTORNEY/CLIENT SESSION

On a motion of Supervisor McKeon seconded by Councilmember Imboden moved to go into Attorney/Client session at 11:05 a.m.

Adopted Ayes 4 McKeon, Colgan, O'Neill, Imboden
Nays 0
Absent 1 Kane

On a motion of Supervisor McKeon seconded by Councilmember Imboden moved to adjourn Attorney/Client session at 11:15 a.m.

Adopted Ayes 4 McKeon, Colgan, O'Neill, Imboden
Nays 0
Absent 1 Kane

On a motion of Supervisor McKeon seconded by Councilmember Colgan moved to adjourn the meeting at 11:16 a.m.

Adopted Ayes 4 McKeon, Colgan, O'Neill, Imboden
Nays 0
Absent 1 Kane

Respectfully submitted,

Sue McCann, Town Clerk