

**RED HOOK TOWN BOARD MEETING**

**November 9, 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 O'Neill  
Councilmember Christine Kane  
Councilmember William Hamel  
Councilmember Jacob Testa  
Town Clerk Deanna Cochran

Also Present: Attorney Chris Chale

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

**ANNOUNCEMENTS:** Supervisor McKeon requested to reschedule the November 24, 2021 Town Board Meeting to November 30, 2021 due to the Thanksgiving Holiday

On a motion by Councilmember Hamel seconded by Councilmember Kane to reschedule the next Town Board Meeting to November 30, 2021

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

**SUPERVISOR'S REPORT:**

The Supervisor's Report for the period of October 1, 2021 to October 31, 2021 was read as follows: Opening Balance - \$7,832,677.60; Receipts - \$321,714.79; Disbursed - \$394,257.58; Balance - \$7,760,134.81. Supervisor McKeon reviewed the Budget Adjustments, including the budget adjustments necessary for purchase of a backhoe for the Highway Department.

On a motion by Councilmember O'Neill and seconded by Councilmember Kane to accept the Supervisor's report and budget adjustments.

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

**TOWN CLERK'S REPORT:**

The Town Clerk's report for the period October 1, 2021 to October 31, 2021 was read as follows: Total Local Shares remitted to the Supervisor - \$4,934.50; Amount remitted to NYS Ag. & Markets - \$26.00; Amount remitted to NYS Dept. of Health for Marriage Licenses - \$112.50; Amount remitted to NYS Environmental Conservation Dept - \$743.00; Total State, County, and Local revenues \$5,816.00. Vouchers 28152-28261 were processed in September 2021 and Vouchers 28262-28363 were processed in October 2021.

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

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

**PUBLIC COMMENTS:** There are no Public Comments.

**Public Hearing- Community Development Block Grant**

Supervisor McKeon opened the Public Hearing.

There were no public comments.

Supervisor McKeon explained a few projects for which this grant opportunity would be applicable.

Councilmember Kane asked if this grant could be used to increase ADA accessible parking a St. Margaret's Cultural Center.

- Supervisor McKeon responded that minimal ADA parking would be included in a different grant.

Supervisor McKeon also explained parking could possibly be increased and those options can be discussed with the Town’s engineers.

The maximum the Town can apply for is \$150,000 from this grant opportunity.

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

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

**Resolution Authorizing Execution of Agreement for Generators**

Supervisor McKeon explained the resolution.

**TOWN OF RED HOOK  
RESOLUTION NO. 77  
DATED NOVEMBER 9, 2021**

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT  
WITH THE COUNTY OF DUTCHESS FOR TOWN HALL  
AND COMMUNITY CENTER GENERATORS PROJECT THROUGH  
THE MUNICIPAL INVESTMENT GRANT PROGRAM**

**WHEREAS**, the County of Dutchess (“County”) has implemented a Municipal Investment Grant (MIG) Program (formerly known as Municipal Innovation Grant Program) through the Department of Planning and Development; and

**WHEREAS**, the Town of Red Hook (“Town”) has submitted an application to the MIG Program for the acquisition and installation of generators for the Town Hall and for the warming/cooling center at Red Hook Community Center, which has been approved by the County; and

**WHEREAS**, a proposed form of an Agreement between the Town of Red Hook and the County for the term effective August 1, 2021 through January 31, 2023, with a grant amount of \$50,000, has been submitted to the Town Board of the Town of Red Hook and is on file with the Town Clerk; and

**WHEREAS**, a portion of the cost of the generator for the Town Hall will be the responsibility of the Town, and a portion of the cost of the generator for the Community Center warming/cooling center will be the responsibility of the Community Center;

**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 Agreement between the Town and County regarding Town Hall and Community Center generators is hereby approved.
2. The Supervisor of the Town is hereby authorized and directed to execute such agreement in substantially the form on file with the Clerk, with such insubstantial changes as may be approved by the Supervisor.
3. This resolution shall take effect immediately.

**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 on November 9, 2021 at 7:30 p.m., local time via videoconference and/or teleconference pursuant to NYS Laws Ch. 417 of 2021. 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 law.

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. 77  
DATED NOVEMBER 9, 2021**

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT  
WITH THE COUNTY OF DUTCHESS FOR TOWN HALL  
AND COMMUNITY CENTER GENERATORS PROJECT THROUGH  
THE MUNICIPAL INVESTMENT GRANT 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 <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.

**Resolution Authorizing and Addendum to Service Agreement Between the Town of Red Hook and the Red Hook Community Center**

Attorney Chris Chale explained the resolution.

**TOWN OF RED HOOK  
RESOLUTION NO. 78  
DATED NOVEMBER 9, 2021**

**AUTHORIZING AN ADDENDUM TO SERVICE AGREEMENT  
BETWEEN THE TOWN OF RED HOOK AND  
THE RED HOOK COMMUNITY CENTER INC.**

**WHEREAS**, the Town of Red Hook ("Town") and The Red Hook Community Center Inc. ("Community Center") entered into an Agreement for Services dated March 15, 2019 ("Agreement"), and the Town wishes to amend said Agreement with an Addendum to the Agreement ("Addendum"), a copy of which is on file with the Town Clerk;

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

1. Supervisor Robert McKeon, or in his absence Deputy Supervisor William O'Neill, is hereby authorized and directed to execute the Addendum in substantially the form on file with the Town Clerk, with such changes as shall not materially affect the substance thereof and which shall be consistent with the terms of this resolution.
2. This resolution shall take effect immediately.

**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 on November 9, 2021 at 7:30 p.m., local time via videoconference and/or teleconference pursuant to NYS Laws Ch. 417 of 2021. 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 law.

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 O'Neill, to wit;

**TOWN OF RED HOOK  
RESOLUTION NO. 78  
DATED NOVEMBER 9, 2021**

**AUTHORIZING AN ADDENDUM TO SERVICE AGREEMENT  
BETWEEN THE TOWN OF RED HOOK AND  
THE RED HOOK COMMUNITY CENTER INC.**

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.

**Resolution Authorizing Execution of an Agreement for ADA Improvements at the St. Margaret's Cultural Center**

Supervisor McKeon explained the resolution.

**TOWN OF RED HOOK  
RESOLUTION NO. 79  
DATED NOVEMBER 9, 2021**

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT  
WITH THE COUNTY OF DUTCHESS FOR ADA IMPROVEMENTS AT THE  
ST. MARGARET’S CULTURAL CENTER THROUGH  
THE MUNICIPAL INVESTMENT GRANT PROGRAM**

**WHEREAS**, the County of Dutchess (“County”) has implemented a Municipal Investment Grant (MIG) Program (formerly known as Municipal Innovation Grant Program) through the Department of Planning and Development; and

**WHEREAS**, the Town of Red Hook (“Town”) has submitted an application to the MIG Program for ADA improvements at the St. Margaret’s Cultural Center, which has been approved by the County; and

**WHEREAS**, a proposed form of an Agreement between the Town of Red Hook and the County for the term effective August 1, 2021 through January 31, 2023 with a grant amount of \$47,136 has been submitted to the Town Board of the Town of Red Hook and is on file with the Town Clerk;

**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 Agreement between the Town and County regarding ADA improvements at the St. Margaret’s Cultural Center is hereby approved.
2. The Supervisor of the Town is hereby authorized and directed to execute such agreement in substantially the form on file with the Clerk, with such insubstantial changes as may be approved by the Supervisor.
3. This resolution shall take effect immediately.

**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 on November 9, 2021 at 7:30 p.m., local time via videoconference and/or teleconference pursuant to NYS Laws Ch. 417 of 2021. 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 law.

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. 79  
DATED NOVEMBER 9, 2021**

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT  
WITH THE COUNTY OF DUTCHESS FOR ADA IMPROVEMENTS AT THE  
ST. MARGARET'S CULTURAL CENTER THROUGH  
THE MUNICIPAL INVESTMENT GRANT 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 <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.

**Resolution Authorizing the Execution of an Extension of and Intermunicipal Agreement  
Regarding Assistance from the County with Central Purchasing Services**

Supervisor McKeon explained the resolution.

**TOWN OF RED HOOK  
RESOLUTION NO. 80  
DATED NOVEMBER 9, 2021**

**AUTHORIZING THE EXECUTION OF AN EXTENSION OF INTERMUNICIPAL  
AGREEMENT WITH DUTCHESS COUNTY REGARDING ASSISTANCE FROM  
COUNTY WITH CENTRAL PURCHASING SERVICES**

**WHEREAS**, an Intermunicipal Agreement ("County Procurement IMA") was entered into between the Town of Red Hook and the County of Dutchess (the "County") regarding assistance from the County with central purchasing services, for a term of one year with an option for up to five additional one-year extensions; and

**WHEREAS**, the Town desires to exercise its option to extend the County Procurement IMA with the County for a one-year period from November 1, 2021 to October 31, 2022; and

**WHEREAS**, such extension of the County Procurement IMA is hereby determined to be in the best interests of the Town;

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

1. Supervisor Robert McKeon, or in his absence, the Deputy Supervisor, is hereby authorized to extend and execute the County Procurement IMA with the County for a one-year period from November 1, 2021 to October 31, 2022.
2. This resolution shall take effect immediately.

**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 on November 9, 2021 at 7:30 p.m., local time via videoconference and/or teleconference pursuant to NYS Laws Ch. 417 of 2021. 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 law.

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. 80  
DATED NOVEMBER 9, 2021**

**AUTHORIZING THE EXECUTION OF AN EXTENSION OF INTERMUNICIPAL  
AGREEMENT WITH DUTCHESS COUNTY REGARDING ASSISTANCE FROM  
COUNTY WITH CENTRAL PURCHASING SERVICES**

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.

**Resolution Approving Dog Control and Housing Services Agreement.**

Councilmember Hamel explained the contract.

- The Dutchess County SPCA has removed the cap on veterinary charges for holding an animal
- There has been no response from the SPCA as to why this has been changed.
- He explained we have until the end of the year to resolve this issue.

Supervisor McKeon read excerpts from the previous agreement.

- Requested to vote on the previous agreement.

Attorney Chris Chale clarified the Board would accept the new agreement but would modify it to reflect the previous veterinary agreements.

**TOWN OF RED HOOK  
RESOLUTION NO. 81  
DATED NOVEMBER 9, 2021**

**APPROVING DOG CONTROL AND HOUSING SERVICES AGREEMENT  
BETWEEN THE TOWN OF RED HOOK AND DUTCHESS COUNTY SPCA**

**WHEREAS**, proposed form of a Dog Control and Housing Services Agreement between the

Town of Red Hook and the Dutchess County SPCA for the period January 1, 2022 through December 31, 2022 has been submitted to the Town Board of the Town of Red Hook and is on file with the Town Clerk;

**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 Dog Control and Housing Services Agreement between the Town of Red Hook and Dutchess County SPCA is hereby approved subject to the revision of the provisions regarding veterinary costs to reflect the prior contract provisions, to be reviewed and approved by the Supervisor.
2. The Supervisor of the Town is hereby authorized and directed to execute such agreement in substantially the form on file with the Clerk, with such insubstantial changes as may be approved by the Supervisor.

#### 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 on November 9, 2021 at 7:30 p.m., local time via videoconference and/or teleconference pursuant to NYS Laws Ch. 417 of 2021. 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 law.

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. 81  
DATED NOVEMBER 9, 2021**

**APPROVING DOG CONTROL AND HOUSING SERVICES AGREEMENT  
BETWEEN THE TOWN OF RED HOOK AND DUTCHESS COUNTY SPCA**

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 Yes
Councilmember William Hamel	VOTING Yes
Councilmember Christine Kane	VOTING Yes
Councilmember William O'Neill	VOTING Yes
Councilmember Jacob Testa	VOTING Yes

The foregoing resolution was thereupon declared duly adopted.



**Resolution Authorizing Submission of Application of the Community Development Block Grant**

Supervisor McKeon explained the resolution.

**TOWN OF RED HOOK  
RESOLUTION NO. 82  
DATED: NOVEMBER 9, 2021**

**RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION FOR THE FISCAL YEAR 2022 DUTCHESS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT**

**WHEREAS**, the Town of Red Hook is participating in the Dutchess County Community Development Consortium for Fiscal Year 2022; and

**WHEREAS**, input from citizens and groups has been received and considered; and

**WHEREAS**, an application has been prepared which addresses our community concerns;

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

1. The Dutchess County Community Development Consortium Fiscal Year 2022 grant application in the amount of \$150,000, for septic and water needs at St. Margaret’s and the Town Hall, and pathway access and parking at St. Margaret’s, including the certifications included therein, is hereby approved.
2. The submission of said application to the Dutchess County Department of Planning and Development is hereby authorized.
3. This resolution shall take effect immediately.

**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 NYS Laws Ch. 417 of 2021, and via in person meeting at the Town Hall, 7340 South Broadway, Red Hook on November 9, 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 law.

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 Councilmember Kane, seconded by Councilmember O’Neill, to wit;

**TOWN OF RED HOOK  
RESOLUTION NO. 82  
DATED: NOVEMBER 9, 2021**

**RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION FOR THE FISCAL  
YEAR 2022 DUTCHESS COUNTY COMMUNITY  
DEVELOPMENT BLOCK GRANT**

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.

**Resolution Classifying Action and Establishing a Date for a Public Hearing Regarding the Adoption of Local Law G (Proposed) of 2021, A Local Law Regarding Short-Term Rentals**  
Supervisor McKeon gave a brief summary of Local Law G (Proposed) of 2021.

Councilmember Hamel had questions concerning the allotted 150 days for renting a Short Term Rental.

- Would 150 rented days be too long, negate the definition of a domicile, or be shortened for better regulation enforcement?
- Councilmember Testa questioned if renting for 150 days would change the status of domicile creating other legal effects.
- Councilmember Kane proposed to shorten the allotted rental time to both reduce unforeseen problems and allow for better enforcement.
- The Board agreed to shorten the allotment to 120 days.

Councilmember Kane suggested removing the provision concerning shared driveways since driveways are not a public road and therefore should not be under regulations from the Town.

- Attorney Chris Chale explained this provision was added to accommodate for allowing STR's in homes with a shared driveway if there was a consensus from the neighbors.
- Supervisor McKeon and Councilmember Testa agreed with Councilmember Kane.

Councilmember Kane questioned how Bed and Breakfasts were defined within the legislation and requested the language be changed to clarify how Bed and Breakfasts would be included in this Short Term Rental legislation.

Supervisor McKeon explained that farm stay STR's, defined as hosted or un-hosted, on property in the AB District and which may include an adjacent Agricultural Reserve Overlay District parcel operating as part of the same farm, would need to meet the minimum lot requirements under the code. Also, section 6.4 states a portion of the bedroom's permitted for a farm stay STR may be located on a parcel that is RD3 or 5 zoning district that meets the minimum lot area specified for the district and shares a common border with an AB zoning districts. This would only be applicable for adjoining parcels and part of the agricultural operation as a farm stay.

Supervisor McKeon discussed the effective date would be six months from the passage of the law.

Councilmember Testa asked for clarification in the language regarding the interaction between the one-time exception and the permitted use provision as permitted hosted STR owners should be allowed to also apply for the un-hosted one-time annual exception permit.

Councilmember Testa questioned why certain language was used in the penalties for offenses section.

- Attorney Chris Chale explained the language was used to be consistent with the existing penalties for zoning offenses.

Supervisor McKeon reviewed the Environmental Assessment Form and the Coastal Assessment Form.

**TOWN OF RED HOOK  
RESOLUTION NO. 83  
DATED NOVEMBER 9, 2021**

**RESOLUTION CLASSIFYING ACTION AND ESTABLISHING A DATE  
FOR A PUBLIC HEARING REGARDING THE ADOPTION OF LOCAL  
LAW G (PROPOSED) OF 2021, A LOCAL LAW REGARDING SHORT-  
TERM RENTALS**

**WHEREAS**, a proposed form of Local Law No. G (Proposed) of 2021 entitled “**LOCAL LAW G (PROPOSED) OF 2021; A LOCAL LAW TO ESTABLISH A NEW CHAPTER 112 OF THE CODE OF THE TOWN OF RED HOOK TO BE KNOWN AS “SHORT-TERM RENTALS,” AND TO AMEND CHAPTER 143 OF THE CODE OF THE TOWN OF RED HOOK, ENTITLED “ZONING,” REGARDING SHORT-TERM RENTALS AND HOME OCCUPATIONS**” has been submitted to the Town Board of the Town of Red Hook; and

**WHEREAS**, the proposed Local Law would establish new regulations regarding permits for short-term rentals and amend the Town of Red Hook Zoning Law in order to adequately regulate short-term rental uses in the Town of Red Hook, Dutchess County, New York; and

**WHEREAS**, the Town Board has reviewed an Environmental Assessment Form (EAF) Part 1, and Coastal Assessment Form (CAF) for the proposed action, in the forms on file with the Town Clerk; and

**WHEREAS**, a Full Environmental Assessment Form (EAF) and Coastal Assessment Form (CAF) dated November 9, 2021 was prepared for the proposed action; 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**, pursuant to Section 143-143A(3) of the Zoning Law, in the case of a proposed Zoning District Map amendment, a copy of the notice of the public hearing must be provided via first class mail to the owners of property directly affected by the proposed Zoning District Map amendment and to those owners of property which either abut or lie within 200 feet of lands affected by the proposed amendment, as such names appear on the last completed tax roll of the Town; and

**WHEREAS**, pursuant to Section 239-m of the General Municipal Law, proposed amendments to the zoning law must be referred to the Department of Planning and Development for its review and report thereon;

**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 Supervisor is hereby authorized and directed to execute the EAF Part 1 and CAF in the forms on file with the Town Clerk.
2. The Town Board hereby determines that the proposed action is a Type I action under SEQRA and declares itself Lead Agency for the review of this action, as it is the only involved agency. 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.
3. The Town Board of the Town of Red Hook shall hold a public hearing on November 30, 2021, at 7:35 p.m. at the Town Hall, 7340 South Broadway, Red Hook, New York, to hear all

interested parties on said proposed local law.

4. 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 November 20, 2021, which is not less than ten calendar days prior to the date of said public hearing.

5. The Town Clerk is hereby authorized and directed to refer a copy of Local Law G (Proposed) of 2021, to the Planning Board, together with a copy of the EAF and CAF, for a report and recommendation thereon pursuant to Section 143-141 of the Zoning Law and, pursuant to Section 68-12(c) of the Town Code, for its recommendations regarding consistency with the Local Waterfront Revitalization Plan; and

6. The Town Clerk is hereby authorized and directed to refer a copy of Local Law G (Proposed) of 2021, to the Dutchess County Department of Planning and Development for a report and recommendation thereon pursuant to Section 239-m of the General Municipal Law.

7. The Town Clerk is hereby authorized and directed to send notice of said public hearing to the clerks of adjacent municipalities.

#### 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 on November 9, 2021 at 7:30 p.m., local time via videoconference and/or teleconference pursuant to NYS Laws Ch. 417 of 2021. 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 law.

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:

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

**TOWN OF RED HOOK  
RESOLUTION NO. 83  
DATED NOVEMBER 9, 2021**

**RESOLUTION CLASSIFYING ACTION AND ESTABLISHING A DATE  
FOR A PUBLIC HEARING REGARDING THE ADOPTION OF LOCAL  
LAW G (PROPOSED) OF 2021, A LOCAL LAW REGARDING SHORT-  
TERM RENTALS**

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.

**CORRESPONDENCE:** The Town of Red Hook’s Planning Board wrote and submitted a letter asking the Town Board if it would like to amend the zoning laws in order to have some additional conditions as it relates to the charging stations.

On a motion by Supervisor McKeon seconded by Councilmember Testa to move to Executive Session to discuss the hire or fire of a certain individual

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

On a motion by Councilmember Hamel seconded by Councilmember Testa to authorize an additional temporary position

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

The next Town Board Meeting is scheduled for November 30, 2021.

Respectfully Submitted,

Deanna Cochran, Town Clerk