

RED HOOK TOWN BOARD SPECIAL MEETING
February 9, 2023

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 8:30 am.

Present: Supervisor Robert McKeon
Councilmember William Hamel
Councilmember Jacob Testa
Councilmember Julia Solomon
Town Clerk Deanna Cochran
Also Present: Attorney for the Town Christine Chale Esq.
Absent: Councilmember Christine Kane

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

Resolution Establishing a Date for a Public Hearing Regarding the Proposed Purchase of an Interest in Lands at Cookingham Farm (East) Under the Town’s CPF Program

Attorney Chris Chale reviewed the Part 1 Environmental Assessment Form with a Part One Designation associated with the Cookingham Farm Purchase.

Supervisor McKeon explained there is an adopted Community Preservation Plan which highlights many parcels in the community. Some parcels on these lands rank amongst the highest on the plan. The Community Preservation Fund Committee is planned to meet to discuss utilizing the funding to acquire these parcels.

TOWN OF RED HOOK
RESOLUTION NO. 7
DATED FEBRUARY 9, 2023

**ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
THE PROPOSED PURCHASE OF AN INTEREST IN LANDS AT COOKINGHAM
FARM (EAST) UNDER THE TOWN’S CPF PROGRAM**

WHEREAS, pursuant to the Town’s Community Preservation Fund Program, an application has been submitted by RTC Farm LLC as described on the attached form of notice (“Notice”) for purchase of a conservation easement interest or other rights in land 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 in the Community Preservation Fund Plan, 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

WHEREAS, a Part 1 EAF has been prepared for the proposed acquisition; 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:

1. The Town Board of the Town of Red Hook shall hold a public hearing on February 22, 2023, at 7:35 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 in 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
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 February 12, 2023, which is not less than five (5) days prior to the date of said public hearing.

**NOTICE OF PUBLIC HEARING REGARDING PURCHASE OF INTERESTS IN
LANDS UNDER THE COMMUNITY PRESERVATION PROGRAM AT
COOKINGHAM FARM (EAST) IN THE TOWN OF RED HOOK**

PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Red Hook on February 22, 2023 at 7:35 o'clock P.M. local time for the Cookingham Farm (East) described below, at the Town Hall, 7340 South Broadway, Red Hook, New York 12571, pursuant to Town's Community Preservation Fund Program ("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 such project. The Town's purchase of a conservation easement interest is proposed to be financed from the CPF Program. The total project cost for the CPF Program acquisition is estimated not to exceed \$1,000,000.

Cookingham Farm (East): Application submitted by RTC Farm LLC for acquisition of a conservation easement or a third party enforcement right in a conservation easement with respect to approximately 112.94 +/- total acres, consisting of the following parcels with the following approximate acreage, all located in the Town of Red Hook, Dutchess County, New York:

Parcel Address	Tax ID	Approximate Acreage	Owner
N7598-7617 Broadway (p.o parcel east of Rt. 9)	134801-6272-07-564993	51.266 Of 84.73	RTC Farm LLC
Albany Post Rd.	134889-6272-00-795956	37.251	RTC Farm LLC
Albany Post Rd.	134801-6273-00-674036	0.887	RTC Farm LLC
Albany Post Rd.	134801-6273-19-710026	0.172	Cookingham, Mary L
Albany Post Rd	134801-6273-19-717029	0.018	RTC Farm LLC
Albany Post Rd.	134889-6373-00-688039	0.467	Cookingham, Mary L.
N. Broadway Rear	134801-6272-07-680830	3.94	RTC Farm LLC
Old Route 199 Rear	134889-6272-00-698828	1.774	RTC Farm LLC .
Tower Street	134801-6272-07-620835	12.62	RTC Farm LLC
38 Cookingham Ln	134889-6272-00-758974	4.545	Cookingham, Mary L.

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 a copy of said application is 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 February 9, 2023

Deanna Cochran
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 February 9, 2023 at 8:30 a.m. local time at the Town Hall, 7340 South Broadway, Red Hook NY.

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

	Present	Absent
Supervisor Robert McKeon	In Person	
Councilmember William Hamel	In Person	
Councilmember Christine Kane		X
Councilmember Julia Solomon	In Person	
Councilmember Jacob Testa	In Person	

The following persons were ALSO PRESENT:

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

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

**TOWN OF RED HOOK
RESOLUTION NO. 7
DATED FEBRUARY 9, 2023**

**ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
THE PROPOSED PURCHASE OF AN INTEREST IN LANDS AT COOKINGHAM
FARM (EAST) UNDER THE TOWN'S CPF 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>Absent</u>
Councilmember Julia Solomon	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 Proposed Purchase of
Cookingham Farm (East)**

Supervisor McKeon explained the property was approximately 112 acres. He stated 76 acres are prime, which is the highest quality of soil in the state, and 4.2 acres are soils of statewide importance. This acquisition is of single assemblage. He stated a Part 1 EAF form was prepared for the proposed acquisition and the action has been identified as Type 1.

**TOWN OF RED HOOK
RESOLUTION NO. 8
DATED FEBRUARY 9, 2023**

**ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
THE PROPOSED PURCHASE OF COOKINGHAM FARM (EAST)**

WHEREAS, the Cookingham Farm (East) located east of Rt. 9 (the “Farm”) is an approximately 112 acre farm including lands used in agricultural production, with approximately 76.3 acres of prime farmlands, and 4.2 acres of soils of statewide importance, and important water resources used for agricultural production, with associated worker housing, farmhouse, and other farm structures, has been made available for sale only as a single assemblage (the “Farm Assemblage”); and

WHEREAS, in consideration of the conditions of sale as a single assemblage and the importance of the unique resources offered by the site, the Town is proposing to purchase the Farm Assemblage as a whole, at a price determined by the Town to reflect fair market value, for the purpose of preservation of open space authorized by General Municipal Law Section 247; and

WHEREAS, in connection with such acquisition the Town is considering the potential for use of funds provided pursuant to Section 143-49.2 of the Town Code for a portion of such costs;

WHEREAS, the Town has called for a public hearing for the acquisition of a conservation interest or other interest in property pursuant to the Town’s Community Preservation Fund Program, an application having been submitted by the owners thereof, and if so approved the acquisition of the Farm Assemblage would provide for the execution and recording of a conservation easement; and

WHEREAS, a Part 1 EAF has been prepared for the proposed acquisition; 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:

3. The Town Board of the Town of Red Hook shall hold a public hearing on February 22, 2023, 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 in the Farm Assemblage more specifically described in the attached form of notice for the primary purpose of preserving open space; and

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 February 12, 2023, which is not less than ten (10) days prior to the date of said public hearing.

**NOTICE OF PUBLIC HEARING REGARDING PURCHASE OF
COOKINGHAM FARM (EAST) IN THE TOWN OF RED HOOK**

PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Red Hook on February 22, 2023 at 7:45 o’clock P.M. local time regarding the proposed purchase of Cookingham Farm (East) described below, at the Town Hall, 7340 South Broadway, Red Hook, New York 12571, 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. The proposed purchase price is \$2,475,000. The Town is also considering approval of the acquisition of an interest under the Town’s Community Preservation Fund; if so approved, the assemblage acquisition would be subject to and offset by acquisition of a conservation easement through the Community Preservation Fund. It is also proposed that a portion of the purchase price may be paid from funds available under Section 143-49.2.

Cookingham Farm (East): Proposal for sale by RTC Farm LLC. of an assemblage of approximately 112.94 +/- total acres, consisting of the following parcels with the following approximate acreage, all located in the Town of Red Hook, Dutchess County, New York:

Parcel Address	Tax ID	Approximate Acreage	Owner
N7598-7617 Broadway (p.o parcel east of Rt. 9)	134801-6272-07-564993	51.266 Of 84.73	RTC Farm LLC
Albany Post Rd.	134889-6272-00-795956	37.251	RTC Farm LLC
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By order of the Town Board of the Town of Red Hook, dated February 9, 2023

Deanna Cochran
Town Clerk, Town of Red Hook

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

	Present	Absent
Supervisor Robert McKeon	In Person	
Councilmember William Hamel	In Person	
Councilmember Christine Kane		X
Councilmember Julia Solomon	In Person	
Councilmember Jacob Testa	In Person	

The following persons were ALSO PRESENT:

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

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

**TOWN OF RED HOOK
RESOLUTION NO. 8
DATED FEBRUARY 9, 2023**

**ESTABLISHING A DATE FOR A PUBLIC HEARING REGARDING
THE PROPOSED PURCHASE OF COOKINGHAM FARM (EAST)**

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>Absent</u>
Councilmember Julia Solomon	VOTING <u>Aye</u>
Councilmember Jacob Testa	VOTING <u>Aye</u>

The foregoing resolution was thereupon declared duly adopted.

Task Order Related to the Engineering Costs

Supervisor McKeon reviewed the task order associated with Phase 1 of acquiring these properties and the associated appropriations: Up to \$10,000.00 for related legal work and the appraisal, \$500.00 for updated title work and up to \$15,000.00 for survey work.

On a motion by Supervisor McKeon seconded by Councilmember Solomon to approve the Task Order related to Phase 1 and related project costs

Adopted	Ayes	4	McKeon, Hamel, Solomon, Testa
	Nays	0	

On a motion by Supervisor McKeon seconded by Councilmember Hamel to adjourn the meeting,

Adopted	Ayes	4	McKeon, Hamel, Solomon, Testa
	Nays	0	

Respectfully Submitted

Deanna Cochran, Town Clerk