

RED HOOK TOWN BOARD MEETING
February 22, 2023

A meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened in public session at the Town Hall, 7340 South Broadway, Red Hook at 7:30 p.m.

Present: Supervisor Robert McKeon
Councilmember William Hamel
Councilmember Christine Kane
Councilmember Julia Solomon
Councilmember Jacob Testa
Town Clerk Deanna Cochran

Also Present: Attorney for the Town Christine Chale Esq.

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

Annual Financial Review- Supervisor McKeon explained this 2022 NYS Comptroller Annual Report included highlights from the Comptrollers yearly report. Supervisor McKeon explained at the conclusion of 2022, there was increasing fund balances, additional investments were made including about 60 projects during Supervisor McKeon’s time, and the S&P report rates the Town at their highest level. Supervisor McKeon also reviewed the details of revenues vs expected expenses.

Public Hearing – Regarding the Purchase of Interest in Lands

Supervisor McKeon reviewed the parcels for sale and stated some of these parcels ranked highest in the Town’s adopted Community Preservation Plan. He added the Town is required to purchase the entire properties. This includes a house lot, which the Town would not retain. Supervisor McKeon reviewed the conservation easement the Town will be putting on over approximately 94 acres of the approximate 112 total acres. He reviewed the area that will be available for affordable housing for the community.

On a motion by Supervisor McKeon seconded by Councilmember Hamel to open the Public Hearing

Adopted	Ayes	5	McKeon, Hamel, Kane, Solomon, Testa
	Nays	0	

Public Comment:

Peter Pinto asked how many affordable housing units would be built and if the zoning would be changed.

Supervisor McKeon answered the number is not yet known, but it was thought to be between 12-18 single family homes. He confirmed this was the Village of Red Hook in the R 20,000 zoning district, which allows for about 2 houses per acre.

Peter Pinto asked for clarification for who the affordable housing is intended and for what its purpose is as the monies being used to purchase the properties was originally intended for the beautification and upkeep of the Town. He added he believed the monies would be better used for fixing other areas in the Town. He added there is no time limit for people to speak in Public Hearings.

Supervisor McKeon responded the rules of order for meetings were adopted years ago and are available in the Town Clerk’s office.

Rick East, a constituent who lives across the street from where the affordable housing project is planned, spoke in favor of the Town’s purchase of this farm but had concerns regarding the excavations done by former owners and any fuel or diesel tanks that may still be around or buried on the properties. He added full market values of properties are determined with comparable properties, however home inspections are also usually done. He asked if the Town, as a purchaser, has done their due diligence to find the full market values of these parcels.

Rick East added the barn on the property could be eligible for historical preservation and if the Town has considered preserving that building. He asked if the houses on the properties were planned on being torn down and if there was lead paint or asbestos in those buildings. He asked if the Town had considered the cost of remediating it and if the Town would write any contingencies into any future contracts to absolve the Town of any future issues.

Frank Migliorelli, a constituent from Budds Corners Road, spoke in favor of the preservation of the land and the proposed affordable housing project, but questioned how we protect the land and why the Town is doing this. He suggested the Town begin to look at different solutions to aid the housing situation such as different housing plans, intergenerational housing, or cooperative housing between agricultural and affordable housing. He also suggested this land could be used as a cooperative project as so many farmers would like to expand but lack the funds to purchase more land. He stressed the Town should not rush to add easements but to consider looking into different models to help future needs.

Frank Migliorelli added he was concerned with 2.4 million dollars being used without a plan for the public to review. He stressed he hoped future plans would be presented in clear and honest ways.

Supervisor McKeon added this Public Hearing was for the use of Community Preservation Funds as part of the acquisition price.

Tara Sullivan spoke about the division in the Town surrounding the introduction of the Community Preservation Fund and added this project is the model for the use of the CPF. She spoke in favor of this project and applauded the Town for their use of many experts and for their due diligence.

Anthony Formisano, a constituent of Read Road, spoke in favor of the conservation of the open space. He explained his concern regarding an 80-unit complex being proposed for Rhinebeck and stressed he would like the Board members to ensure that project, or something similar, would not be proposed here in Red Hook.

Anthony Formisano added he was concerned the Board members would not answer his questions tonight as they have not answered them in past Public Hearings.

Councilmember Hamel responded that his questions were addressed at previous Public Hearings.

Gary Kowalski asked for clarification regarding why the Town was purchasing Village properties.

Rick East asked the Board to clarify the misconception between affordable housing and low-income housing.

Public Hearing Regarding Purchase of Cookingham Farms (East) in the Town of Red Hook

Supervisor McKeon explained the Town will acquire all the properties but will not retain all the properties. The acquisition price is correct at \$2.4 million. The Town will not own a farm, own a house, or own property that may or may not be available for affordable housing. The anticipated net cost to the Town is minimal as the Town will resell the properties.

Supervisor McKeon further explained when a housing project is fully developed, it will then be brought before the Village Planning Board and the public will have the opportunity to see those details. He stated the Town has no desire to sell this property to anyone who will put 80 units on this property.

Supervisor McKeon added this project focuses on preserving the farmland with a side project of adding affordable housing. The Town does not yet know if adding affordable housing to the 10–12-acre area is possible.

On a motion by Supervisor McKeon seconded by Councilmember Kane to open the Public Hearing

Adopted	Ayes	5	McKeon, Hamel, Kane, Solomon, Testa
	Nays	0	

Supervisor McKeon explained the Town got involved with the purchase of this property as they believed a large-scale developer was originally interested in purchasing the property.

William Kemple, reporter from the Daily Freeman, asked if this could include a project proposed as workforce housing.

Peter Pinto asked who will maintain this greenway. He added there was no guarantee the property would be saved as a greenway especially after the current Town Board members have left their positions.

Gary DiMauro asked if this property will remain on the Tax Roll after the Town acquires it.

Supervisor McKeon responded questions will be answered after everyone has had an opportunity to comment.

Anthony Formisano proposed the Board members discuss with Bard College a plan to create more campus housing to help alleviate the housing shortage issue within the Town.

Ken Migliorelli, constituent of Red Hook and farmer, spoke in favor of this project as he feels this is a perfect example of preserving farmland and added the area planned for housing is not conducive to farming. He stated he knew the seller was anxious to sell and if this does not come to fruition through the Town, the owner will sell to someone else. He suggested the conservation easement should be discussed by the Agricultural & Open Committee to have local farmers' input.

Supervisor McKeon reviewed the correspondence from the Conservation Advisory Council who emailed their support of the project.

On a motion by Supervisor McKeon seconded by Councilmember Testa to close both Public Hearings

Adopted	Ayes	5	McKeon, Hamel, Kane, Solomon, Testa
	Nays	0	

Supervisor McKeon explained the conservation easement will permanently protect the 94 acres to be open and available as an agricultural and scenic resource. The Town will not retain this property, as it will be sold to a farmer. The Town will not retain the house. The net cost will be nominal.

Supervisor McKeon added plans for additional housing created by Bard College are already in front of our Planning Board.

Supervisor McKeon stated everyone is working diligently for the closing to take place in a timely manner.

Supervisor McKeon reiterated this project was not to build housing, but rather to preserve the farmland. Any future housing projects will go through the Village of Red Hook's Planning Board.

Resolution Adopting a SEQRA Determination of Nonsignificance Regarding the Purchase of Interests in Property Regarding Cookingham Farm (East)

Supervisor McKeon explained one of the conditions for acquisition was a full environmental review.

Attorney Chris Chale explained the resolution and the associated SEQRA determination.

Supervisor McKeon stated that before a project is funded, the project will go before the Community Preservation Fund Committee for review. Supervisor McKeon reviewed the referral submitted by the Chair of the committee.

**TOWN OF RED HOOK
RESOLUTION NO. 12
DATED: FEBRUARY 22, 2023**

RESOLUTION ADOPTING A SEQRA DETERMINATION OF NONSIGNIFICANCE REGARDING PURCHASE OF INTERESTS IN PROPERTY REGARDING COOKINGHAM FARM EAST OF RT. 9

WHEREAS, pursuant to the Town’s Community Preservation Fund Program, an application has been submitted by RTC Farm LLC for acquisition of parcels, including a conservation easement or a third party enforcement right in a conservation easement and fee interests, 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.

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, on February 9, 2023, after review of a Part 1 EAF for the proposed acquisition, the Town Board classified the proposed action as a Type I action under SEQRA and declared its intent to serve as lead agency, with no other approvals identified; and

WHEREAS, the Town Board has reviewed a Full Environmental Assessment Form (EAF) for the proposed action; and

WHEREAS, the Town Board has reviewed a draft Negative Declaration setting forth reasons supporting a determination that the proposed action will not have a significant adverse impact on the environment; and

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

1. The Town Board hereby adopts the findings and conclusions relating to probable environmental effects contained with the attached EAF and Negative Declaration concluding that the acquisition of interests in property, including a conservation easement or a third party enforcement right in a conservation easement and fee interests, with respect to the parcels described above will not have an adverse impact on the environment.
2. The Supervisor is authorized to execute the EAF and file the Negative Declaration in accordance with the applicable provisions of law.
3. The Town Board authorizes and directs the Town Clerk to distribute a copy of this resolution to all interested agencies, the Town Supervisor, and any person that has requested a copy and to make all other filings required by law.

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 22, 2023 at 7:30 p.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	In Person	
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 Councilmember Hamel, seconded by Councilmember Kane, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 12
DATED: FEBRUARY 22, 2023**

**RESOLUTION ADOPTING A SEQRA DETERMINATION OF NONSIGNIFICANCE
REGARDING PURCHASE OF INTERESTS IN PROPERTY REGARDING
COOKINGHAM FARM EAST OF RT. 9**

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

The foregoing resolution was thereupon declared duly adopted.

Resolution Granted Approval for Acquisition of Cookingham Farm East of Rt. 9 for the Purpose of Preservation of Open Space and Including the use of Money’s in the Incentive Zoning Fund

Supervisor McKeon explained the resolution.

**TOWN OF RED HOOK
RESOLUTION NO. 13
DATED FEBRUARY 22, 2023**

RESOLUTION GRANTING APPROVAL FOR ACQUISITION OF COOKINGHAM FARM EAST OF RT.9 FOR THE PURPOSE OF PRESERVATION OF OPEN SPACE AND INCLUDING THE USE OF MONEYS IN THE INCENTIVE ZONING FUND

WHEREAS, Town’s Comprehensive Plan goals include maintenance and protection of the rural character and scenic resources of the community; requiring that significant open space, consistent with the Town’s rural character, be preserved; conservation of prime and other important agricultural soils; and

WHEREAS, the Town has recognized in its Community Preservation Project Plan, adopted pursuant to Chapter 57 of the Town Code, that agriculture is of great economic importance to the community, with one-third of the Town’s land area devoted to farming; that protection of Red Hook’s rural quality, agricultural character and its natural environment are major goals for residents of the Town; that the Town’s farmland and open space is vital to the future social, economic and environmental health of the Town; and that larger blocks of preserved lands can often have greater benefits for the community, such as helping to solidify a critical mass of farms and farmers to maintain industry strength; and

WHEREAS, the Town’s Open Space Plan encouraged the use of incentive zoning to channel growth to desirable locations, such as existing residential areas or commercial centers, in order to protect farmland; and

WHEREAS, the Cookingham Farm (East) located east of Rt. 9 is an approximately 112.94+/- 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 and not in part consisting of the following parcels with the following approximate acreages, all located in the Town of Red Hook, Dutchess County, New York,:

	Parcel Address	Tax ID	Approximate Acreage	Owner
Parcel 1	N7598-7617 Broadway (p.o parcel east of Rt. 9)	134801-6272-07-564993	51.266 of 84.73	RTC Farm LLC
Parcel 2	Albany Post Rd.	134889-6272-00-795956	37.251	RTC Farm LLC
Parcel 3	Albany Post Rd.	134801-6273-00-674036	0.887	RTC Farm LLC
Parcel 4	Albany Post Rd.	134801-6273-19-710026	0.172	Cookingham, Mary L
Parcel 5	Albany Post Rd	134801-6273-19-717029	0.018	RTC Farm LLC
Parcel 6	Albany Post Rd.	134889-6373-00-688039	0.467	Cookingham, Mary L.
Parcel 7	N. Broadway Rear	134801-6272-07-680830	3.94	RTC Farm LLC
Parcel 8	Old Route 199 Rear	134889-6272-00-698828	1.774	RTC Farm LLC .
Parcel 9	Tower Street	134801-6272-07-620835	12.62	RTC Farm LLC
Parcel 10	38 Cookingham Ln	134889-6272-00-758974	4.545	Cookingham, Mary L.

(collectively the “Property”); and

WHEREAS, a public hearing was duly held by the Town Board on the 22nd day of February, 2023 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 Property; and

WHEREAS, based on the offer for sale solely as a single assemblage and the importance of the unique resources offered by the site, the Town is proposing to purchase the Property 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 Local Law 3 of 2023; and

WHEREAS, the Town Board has determined that such action is a Type 1 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

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 finds that (a) the Property is threatened by development; (b) acquisition of the Property as a whole assemblage in fee in a negotiated purchase is necessary in order to provide for preservation of the critical mass of significant farmland interests described above; (b) it would be beneficial for the Town's purposes that approximately 94 acres of the total acreage of the Property shall be made subject to a conservation easement ("CE Acreage"); (c) initial acquisition in fee as a means to make portion of the lands subject to a conservation easement constitutes the best alternative for the protection of such lands available for the Town, and (d) such acquisition is in furtherance of Town's goals for the preservation of open space.
2. The purchase of the Property at a purchase price of up to \$2,475,000 is approved on the proposed terms set forth herein.
3. Pursuant to a resolution approved on the date hereof, a portion of the Property consisting of the CE Acreage is to permanently preserved through a conservation easement.
4. The allocation of up to \$611,000 of monies from the Incentive Zoning Fund for purposes permitted by Section 143-49.2(E)(1)(c) of the Zoning Code is hereby approved.
5. A portion of the Property consisting of approximately 6.8 acres in and around Parcels 4, 6 and 10 is proposed to be reconveyed as soon as practicable following the preservation of the CE Acreage, with due regard to the purposes of the acquisition and the best interests of the Town; or alternatively excluded from the initial purchase with a net purchase price not to exceed \$1,600,000. A portion of the Property consisting of approximately 12 acres in the southwesterly portion of Parcel 1 and Parcel 9 is proposed to be reconveyed as soon as practicable following the preservation of the CE Acreage, with due regard to the purposes of the acquisition and the best interests of the Town. Such parcels to be reconveyed shall be disposed of within three years of acquisition.
6. The Supervisor or, in his absence, the Deputy Supervisor, is hereby authorized and directed to execute a purchase agreement consistent with this resolution. The officers, employees and agents of the Town are hereby authorized and directed for and in the name and on behalf of the Town to do all acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution.

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 22, 2023 at 7:30 p.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	In Person	
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 Kane, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 13
DATED FEBRUARY 22, 2023**

RESOLUTION GRANTING APPROVAL FOR ACQUISITION OF COOKINGHAM FARM EAST OF RT.9 FOR THE PURPOSE OF PRESERVATION OF OPEN SPACE AND INCLUDING THE USE OF MONEYS IN THE INCENTIVE ZONING FUND

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

The foregoing resolution was thereupon declared duly adopted.

Resolution Granted Approval for the use of Monies in the Community Preservation Fund for the Purchase of Development Rights of the Cookingham Farm (East)

There was no explanation or discussion regarding this resolution.

**TOWN OF RED HOOK
RESOLUTION NO. 14
DATED FEBRUARY 22, 2023**

RESOLUTION GRANTING APPROVAL FOR THE USE OF MONEYS IN THE COMMUNITY PRESERVATION FUND FOR THE PURCHASE OF DEVELOPMENT RIGHTS OF THE COOKINGHAM FARM EAST OF RT.9

WHEREAS, pursuant to the Town's Community Preservation Fund Program, an application has been submitted by RTC Farm LLC for acquisition of an interest in property, including 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
Parcel 1	N7598-7617 Broadway (p.o parcel east of Rt. 9)	134801-6272-07-564993	51.266 of 84.73	RTC Farm LLC
Parcel 2	Albany Post Rd.	134889-6272-00-795956	37.251	RTC Farm LLC
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Parcel 9	Tower Street	134801-6272-07-620835	12.62	RTC Farm LLC
Parcel 10	38 Cookingham Ln	134889-6272-00-758974	4.545	Cookingham, Mary L.

(collectively the “Property”); 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 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, Parcel 2 was identified in the CPF Plan as the number one priority for preservation, and the plan further notes that preservation of contiguous property would be a priority in order to help to solidify an important critical mass of farms and farmers; and

WHEREAS, the Community Preservation Fund Advisory Board (“CPF Board”) has reviewed the application 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 Property; and

WHEREAS, a public hearing was duly held by the Town Board on the 22nd day of February, 2023 at 7:35 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 Property; and

WHEREAS, it is proposed that the Town acquire a perpetual conservation easement in an approximately 94 acre portion of Parcels 1 through 3, 5, and 7 through 9 (the “CE Parcels”) substantially as shown in a preliminary resource map on file with the Town Clerk, with an estimated cost of \$1,000,000 based on the estimated value of the conservation easement and related costs, and such acquisition cost including related costs is proposed to be financed from the CPF Program;

WHEREAS, the proposed conservation easement would be acquired for the purpose of preserving a working farm, including approximately 70 acres of prime farmland soils, approximately 4 acres of statewide important farmland soils, and water resources;

WHEREAS, it is proposed that a not for profit conservation organization as defined in Section 49-0303 of the NYS Environmental Conservation Law approved by the Town (the “Conservancy”), may assist the Town in the preparation of resource analysis, conservation easement and baseline documentation in connection with the acquisition and may be a party to the perpetual conservation easement regarding the CE Parcels for the purpose of providing for assistance with monitoring and enforcement; and

WHEREAS, the Town Board has determined that such action is a Type 1 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, the Town Board has given due consideration to the recommendation of the CPF Board, and has further reviewed the application documents and has determined that the purchase of development rights in the CE Parcels 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 CE 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 (by the favorable vote of not less than a majority of all of the members of the Board) as follows:

1. The purchase of development rights in the CE Parcels and the establishment of a conservation easement is approved on the proposed terms set forth herein, subject to the following conditions: a) submission and review of an appraisal addressed to the Town which includes the form of conservation easement supporting the acquisition price; b) the final terms of the conservation easement to be approved by the Town Board; and c) the foregoing conditions to be satisfied within 12 months unless such date is extended by further resolution of the Town Board.

2. The officers, employees and agents of the Town are hereby authorized and directed for and in the name and on behalf of the Town to do all acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution.

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 22, 2023 at 7:30 p.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	In Person	
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 Councilmember Kane, seconded by Councilmember Testa, to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 14
DATED FEBRUARY 22, 2023**

**RESOLUTION GRANTING APPROVAL FOR THE USE OF MONEYS IN
THE COMMUNITY PRESERVATION FUND FOR THE PURCHASE OF
DEVELOPMENT RIGHTS OF THE COOKINGHAM FARM EAST OF RT.9**

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

The foregoing resolution was thereupon declared duly adopted.

BOARDS & COMMITTEES REPORTS:

POLICE REPORT: There were 42 traffic tickets issues, 2 arrests made, and 95 total incidents reported for the month of January 2023.

ANIMAL CONTROL: There was 1 dog reported and 2 nuisance dogs reported for the month of January 2023.

RECREATION COMMISSION: Phase 2 of the skate park has been installed. Dugouts in Rec Park West were completed in the month of January. There is still some work needed on the Pickleball courts. There was ruts and damage done to some of the lawns that will need to be repaired. Tentative dates for the Summer Rec Playground for 2023 are July 5 through August 4.

JUSTICE REPORT: Reported from Justice Mansfield, for the year of 2022, were 483 traffic cases, 29 criminal cases, 0 civil cases, 5 small claims cases, 1 judgement and 3 rules and regulations. Total fines received was \$43,654.00.

Reported from Justice Treibwasser for the year 2022, were 359 traffic cases, 23 criminal cases, and 4 small claims cases. Total fines received was \$36,327.00.

TREE COMMISSION: For the month of February, Arbor Day Celebrations which will be held Saturday, April 29 was discussed.

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

Adopted	Ayes	5	McKeon, Hamel, Kane, Solomon, Testa
	Nays	0	

Respectfully Submitted,

Deanna Cochran, Town Clerk