

Town of Red Hook Planning Board
Approved Minutes / Monday May 4, 2026

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION Chairperson Sam Phelan, began the meeting at 6:35pm. The board members present at the Town Hall were Arthur Salman, Maxine Coleman, Jay Quaintance, and Nancy Low-Hogan. Board member Ariadne Montare was absent. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultant Ted Fink was present via Zoom.

Jay Quaintance made a motion to approve the minutes of the April 20, 2026, Planning Board meeting. Arthur Salman seconded and all members voted in favor.

Sam Phelan made an announcement that there will be a Comprehensive Plan Committee Workshop Sunday May 17, 2026 from 12-4 pm at Rose Hill Farm.

PUBLIC HEARINGS –

Schmidt - Special Use Permit – Home Occupation Special Use Permit- Applicants Erik Schmidt and Sequoia Neuro

Public Hearing for an application to operate a home occupation on parcel 810466 located at 230 Rokeby Road

Applicants Sequoia Neuro and Eric Schmidt were present in person. Nancy Low- Hogan made a motion to open the Public Hearing. Maxine Coleman seconded the motion and all members voted in favor.

Sequoia Neuro gave a brief overview of the application to use an existing shed as a massage studio. She explained that she typically sees between 6 to 12 clients a week, Monday through Friday only. She further explained the massage studio will operate in the existing shed until the accessory cottage is built.

Public comment was heard as follows:

Shawn Savage, a neighbor present via zoom, asked if the Planning Board was aware that this shed had been used has been used illegally as a massage studio for a long time. He also asked for clarification regarding when and how the shed was installed.

The board members responded that enforcement is a responsibility of the Zoning Enforcement Officer and falls outside of the purview of the Planning Board.

The applicants explained that this shed was existing, moved closer to the driveway from its original location parallel to the other existing shed, and had the roof replaced as the original was leaking.

Nancy Low-Hogan made a motion to close the public hearing. Maxine Coleman seconded and all members voted in favor.

The board members reviewed the Type 2 Resolution. Jay Quaintance made a motion to accept the resolution. Arthur Salman seconded, and all members voted in favor.

The board members reviewed the Special Use Permit Approval Resolution. Jay Quaintance made a motion to approve the resolution. Maxine Coleman seconded and all members voted in favor.

OLD BUSINESS-

Schmidt - Garage/ Cottage Special Use Permit –Applicants Erik Schmidt and Sequoia Nero

Continued discussion of an applications to construct a 1,497 sq ft garage, cottage and a home occupation on parcel 810466 located at 230 Rokeby Road

Erik Schmidt reviewed the updated plans for the proposed 1474 sq ft accessory structure which will include a shop, a 648 sq ft cottage, and a 162 sq ft home occupation where the massage studio will be relocated. Erik Schmidt further explained the building will be one story high and the exterior will coordinate with the house with using cedar, gray siding, and limestone. The applicants added that they have planted trees and landscaping to shield the views from the neighbors.

The board members asked the applicants to submit a materials list and pictures of the home.

The board members discussed the proposed location of the shed after it is moved and asked for clarification regarding the proposed parking. The applicant has confirmed that the shed will be moved north of the pond and there will be four parking spaces near the cottage; Two parking spaces will be on the West side of the accessory structure dedicated to the cottage and two parking spaces located on the north side of the accessory structure dedicated to the home occupation.

Neighbor Shawn Savage asked for further explanation regarding the location of this accessory structure and asked if this was or could be used as a short-term rental.

The board members responded that the of the proposed accessory structure is within the setbacks and added that short term rentals are allowable in this area in accordance

with local law. However, the applicant intend to use the cottage for their parents and did not intend to use it as a short-term rental.

The board members requested that the applicants update the Site Plan language to read cottage and not garage.

NEW BUSINESS

Rowlson-Hall Garage Removal Certificate of Appropriateness- Applicants Celia Rowlson-Hall and Mia Lidofsky

Presentation of an application to remove and haul away a backyard garage on parcel 227816 located at 41 Old Post Road in Upper Red Hook in the Hamlet District.

Applicants Celia Rowlson-Hall and Mia Lidofsky, present via zoom, gave a brief overview of the project to remove a garage. They explained that it is in an awkward spot in their backyard and they would like to use the yard more efficiently They plan to add a shed in the backyard in the future.

The board members asked if there was a concrete pad under the garage and if so, what were their plans for that. Mia Lidofsky responded that there was concrete under the garage and at this time, there were no plans to demolish the concrete pad.

The board members asked if the applicants had discussed the choice to demolish and remove versus renovating and keeping the structure. Mia Lidofsky explained that they discussed those options with contractors and due to financial and landscaping constraints, they found it was not possible.

The board agreed to waive the requirements for the Design Review Committee review and a Public Hearing. They reviewed the Certificate of Appropriateness. Maxine Coleman made a motion to approve the CoA. Nancy Low-Hogan seconded, and all members voted in favor.

OTHER BUSINESS -

Bridge Replacement Discussion

The board members reviewed the Coastal Management Program form submitted by NYS DOS. They noted the proposed activity was truncated and did not include a full explanation, the form did not include the Town of Red Hook's LWRP Policies, and the form contained some incorrect answers.

The board members reviewed the response letter drafted by Town Planner, Ted Fink, as well as the images included on attachment A.

The board members discussed the conditions and dimensions of the existing bridge, noting the existing sidewalk is not ADA compliant. They further discussed the existing guardrails that are attached to all four corners of the bridge and agreed to suggest the guardrails be included in the design parameters as they are necessary for protection from the steep drop-offs. They referred to the bridge on Broadway entering the Village of Tivoli as a design example and agreed a stone wall railing would be more appropriate. The board members agreed to include these comments in their response letter.

PUBLIC COMMENTS- There were no public comments.

ADJOURNMENT

There being no further business before the board, Maxine Coleman made a motion to adjourn the meeting. Nancy Low-Hogan seconded the motion, and all members voted in favor.

The next regular meeting of the Town Planning Board will take place on Monday, May 18, 2026. Only new applications received by noon, May 8, 2026, and submissions for continuing applications received by noon, May 11, 2026, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board