

Town of Red Hook Planning Board
Approved Minutes / Monday April 21, 2025

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION

Chairperson Sam Phelan called the meeting to order at 6:35pm. Board members present at the Town Hall were Kristina Dousharm, Ariadne Montare, and Arthur Salman. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Chris Rokos were present via Zoom.

Sam Phalen confirmed the agenda as published.

Kristina Dousharm made a motion to approve the minutes of the March 3, 2025, meeting. Ariadne Montare seconded, and all members voted in favor.

PUBLIC HEARINGS –

Devereux Drainage Improvements- Amended Site Plan- Applicant Devereux Advanced Behavioral Health Public Hearing of an application for drainage improvements on parcel 244300 located on 40 Devereux Way, in the Institutional District.

Applicant representative, Thomas Kerrigan, was present in person and gave an overview of the project which included making improvements to the existing draining to remedy recent flooding issues.

Ariadne Montare made a motion to open the public hearing. Kristina Dousharm seconded, and all members voted in favor.

Tom Kerrigan explained the plans were amended to install a new catch basin. The planning board members discussed whether these improvements would affect any neighboring properties. Tom Kerrigan confirmed the drainage is planned to continue to flow into the existing wetlands and wet areas. Chris Rokos from Tighe and Bond confirmed the applicants addressed all the engineering issues.

There were no public comments. Kristina Dousharm made a motion to close the public hearing. Ariadne Montare seconded, and all members voted in favor.

The planning board members reviewed the approved resolution. Ariadne Montare made a motion to accept the resolution. Arthur Salman seconded, and all members voted in favor.

NEW BUSINESS-

Shumen Special Use Permit - Violation Remedy - Applicant Donald and Jade Shumen- Applicant Representative Rommel Parades & Joseph Malcarne of Malcarne Contracting

Presentation of an application restore a retention basin to bring parcel 160421 located at 7 Thayer Lane to bring it into compliance as per the Town's zoning code.

Applicant representative Rommel Parades, present in person, reviewed the proposed application to bring a stone drainage channel into compliance as per the town zoning code. Rommel Parades reviewed the existing conditions of the parcel along with the new drainage retention area proposed for installation on the west side of the drainage channel. He also identified the existing culvert pipe and the original drainage area which has now been topped with approximately two inches of topsoil.

The planning board members asked if the applicants were able to identify if the cause of the neighbor's flooding issues was directly related to the stone drainage channel. Rommel Parades responded that it was unclear as to what directly caused the flooding on the neighboring property.

The planning board members discussed if the new retention area would be sufficient to alleviate the problem period Chris Rokos, from Tighe and Bond, added calculations were still needed but he believed the proposed retention area is not large enough and would also need to be designed with a more organic shape. The board members discussed the original subdivision and the drainage easement.

The planning board members requested the applicant review the calculations to submit an updated plan and submit any documentation of the original drainage easement.

Waxman Certificate of Appropriateness – Privacy Fence- Applicant Alex Waxman

Presentation of an application for a 100 ft long 6 ft high privacy fence along west property line on parcel 388906 located at 1077 River Road in the LD, Historic Landmark Overlay and Barrytown Districts.

Applicant Alex Waxman, present via zoom, gave an overview of the project to install a 100 foot long, 6 ft high fence along the west border of the property. The planning board members confirmed a 6 ft high fence was allowed on the sides and back yard. They requested the applicant submit photos of the viewpoints from both River Road and Barrytown Rd. They set a public hearing for May 17, 2025.

ADJOURNMENT

There being no further business before the board, Kristina Dousharm made a motion to adjourn the meeting. Ariadne Montare seconded, and all members voted in favor.

The next regular meeting of the Town Planning Board will take place on Monday May 5, 2025. Only new applications received by **noon** on April 25, 2025, and continuing submissions received by **noon** April 28, 2025, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar

Clerk for the Board