

**Town of Red Hook Planning Board
Approved Minutes / Monday May 19, 2025**

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

Chairperson Sam Phelan called the meeting to order at 6:30pm. Board members present at the Town Hall were Kristina Dousharm, Arthur Salman, Maxine Coleman, and Brent Kovalchik. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Brandee Nelson were present via Zoom and Attorney Jennifer Gray was present via Zoom.

Sam Phalen confirmed the agenda as published. He announced the Planning Board would discuss the potential acquisition of the Red Hook Boat Club by the Town of Red Hook and whether it is consistent with the current LWRP policy, a vote will not be taken at this current meeting, and the discussion will continue to the June 2, 2025 Planning Board meeting.

Kristina Dousharm made a motion to approve the minutes of the April 21, 2025, meeting. Arthur Salman seconded, and all members voted in favor.

PUBLIC HEARINGS –

Waxman Certificate of Appropriateness – Privacy Fence- Applicant Alex Waxman

Public Hearing for 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 not present. The Public Hearing was deferred to after New Business.

OLD BUSINESS –

NEW BUSINESS-

Shapiro Certificate of Appropriateness- Applicant Representative Kristina Dousharm Architecture

Presentation of an application to construct a new garage with a studio above and relocating an existing storage building on parcel 372667 located at 987 River Road in the Limited Development District and Historic Overlay District

Applicant Representative, Dawn Santiago from KDA, was present in person. Planning Board member Kristina Dousharm recused herself from this discussion. Dawn Santiago presented the application which encompasses the relocation of an existing storage structure to a new location at the end of an existing gravel driveway, and the construction of a new larger garage on the site of the former storage structure with a studio above. She added that the shape of the end of gravel driveway was planned to be modified slightly to allow cars to turn around. She reviewed the submitted rendering and photos of the view from the road. The proposed materials will match the house. Dawn Santiago explained this application was in front of the Zoning Board of Appeals because the proposed garage is planned to be constructed approximately 4.5 feet from the property line.

The Planning Board members discussed the age of the home, and the views from River Road. They suggested utilizing landscaping around the relocated storage structure as it was being placed in a large open space and requested the applicants submit renderings of the relocated structure in the new location. They also requested the applicants state on the plans that the proposed materials will match the current home. The application will be referred to the Design Review Committee for their review.

The board members discussed the proposed studio above the new garage and proposed lighting. Dawn Santiago confirmed it was planned for studio space only and not a dwelling unit and the proposed lighting was shielded downward facing lights.

The board members scheduled a public hearing for June 16, 2025.

Avella Certificate of Appropriateness- Roof and Front Porch- Applicant Jack Avella- Applicant Representative Kevin Roberts

Presentation of an application to replace / rebuild front porch and replace roof on parcel 234772 located at 30 Old Post Road in the Hamlet District

Applicant Jack Avella and applicant representative Danny Riemer from Riemer & Sons Contracting were present in person. Danny Riemer gave an overview of the project which includes the renovation of the front porch and replacing the metal and EPDM roof on the back of the house with asphalt shingles that will match the asphalt shingles on the front of the house. Danny Riemer reviewed the proposed materials for the porch, which comprised of new cast columns, and replacing other areas with the same materials.

The board members discussed the design of the porch, confirming the cast columns would remain smooth, and the new wood railings would stay the same. They discussed the back area of the roof that will be changed immediately can not be seen from the road. Also, they confirmed there were no lighting changes proposed.

The board members waived a public hearing as the work on the roof will not be seen from the road, and the porch design is being replaced in kind. They referred the application to the Design Review Committee and will request that the DRC render an opinion within 14 days.

Avella Certificate of Appropriateness- Fence- Applicant Jack Avella

Presentation of an application install a fence on parcel 234772 located at 30 Old Post Road in the Hamlet District

Applicant Jack Avella and applicant representative Danny Riemer from Riemer & Sons Contracting were present in person. Danny Riemer reviewed the proposed location of the new fence, which shows a 4 foot high Victorian Iron fence along the front of the parcel, and a black chain link fence on the sides. The fence is being used to restrict their dog's activity. They applicants proposed planting ivy to grow and cover the chain link fence.

The board members discussed the style of the fencing and how the choices are different than others in their community. Danny Riemer responded that a wooden option could be an option. The board members referred the application to the Design Review Committee, and added that the applicants could reach out to the Design Review Committee members for a discussion regarding the materials.

A public hearing was scheduled for June 16, 2025.

PUBLIC HEARINGS –

Waxman Certificate of Appropriateness – Privacy Fence- Applicant Alex Waxman

Public Hearing for 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.

The Applicant was not present.

Kristina Dousharm made a motion to open the public hearing at 7:05pm. Brent Kovalchik seconded the motion, and all members voted in favor.

Arthur Salman made a motion to continue the public hearing to the next Planning Board meeting. Kristina Dousharm seconded the motion, and all members voted in favor.

OTHER BUSINESS-

Discussion - Consistency Determination for Acquisition of 2.37 Acre Waterfront Site

Chairman Sam Phelan began the discussion by requesting the Planning Board members discuss each of the policies of the LWRP Consistency Determination first, then allow comments from the public.

Brent Kovalchik stated that the board was evaluating consistency of the proposed property acquisition with policies enumerated in the current LWRP from 1995.

Maxine Coleman noted the 5/12/25 Draft CAF referenced “this action” and asked for clarification on what “this action” is defined as. The board discussed “the action” is the Town Board’s intent to acquire the waterfront parcels which are enumerated in the Resolution passed by the Town Board on Tuesday May 13, the Full EAF, and the CAF which is related to the LWRP. Sam Phelan added that the Planning Board’s responsibility is to determine if the action is consistent with the LWRP. Attorney Jennifer Gray cited the Full EAF which states the action is the acquisition of two parcels of land for public use.

The board members discussed the complexity of how the acquisition of property can or cannot be consistent with the development and preservation policies of the LWRP without clearly understanding how The Town Board is intending to use the property. Kristina Dousharm added the intent of the LWRP is a means for different levels of the government to promote care of the waterfront.

The board members discussed the timeline requirements to respond to the Town Board within 30 days or ask for an extension and if the documents received on Friday May 16, 2025, are the final documents. Town planner, Ted Fink, confirmed the documents received May 16, 2025, are the final documents from the Town Board.

Public Comments were heard as follows:

Emily Mangier stated the bridge on Barrytown Road is owned by CSX and voiced concerns that the bridge would not be able to accommodate emergency vehicles and would not be able to provide adequate public access.

Al Trezza added there is a reversionary clause in the deed of the bridge that reverts ownership back to CSX and thereby removes access by the Town if the parcel was used for recreation purposes.

The board members further discussed whether the action of acquisition can be reviewed for consistency without understanding the proposed use of the land. The board members stated they need the Town Board to define their plans. Kristina Dousharm added reviewing the action without knowing future development plans could create segmentation under SEQR review. Attorney Jennifer Gray clarified when there are no concrete plans for future use, then that future use can be reviewed under SEQR at a later date.

Public Comments were heard as follows:

Zak Hall stated the Planning Board can discuss if the action is consistent with the LWRP, but it is not consistent with the values of Red Hook.

Susan Quasha stated the LWRP would require a public space to be safe and these parcels are not ADA compliant and would create safety issues

Ken Migliorelli stated he believed there is a plan known, but it is known only to one person.

An unnamed member of the public added if the information is not sufficient to come to a decision there must be a rejection by the Planning Board.

An unnamed member of the public voiced concerns regarding how quickly this process was happening and believed the CAF from the Town Board did not acknowledge traffic or safety concerns.

The board members debated their process to review the policies of the CAF. They agreed to review and quickly determine if each policy is answerable as is, or if more information from the Town Board is needed.

Some Additional Public Comments were heard as follows:

An unnamed member of Rogers Point in Hyde Park shared her experience with a bridge that provided sole access to Rogers Point. The bridge came into disrepair, but due to its ownership by the train company it was not maintained, which created problems for emergency vehicles and general access.

Members of the public added the road after the bridge was not owned by the Town, but by Edgewater.

Bob Ross added it was foolish to create a park with such unsafe conditions.

Richie Ross stated the Town does not own the access parcel it intends to use and seemed unaware of the risk of triggering automatic reversion of ownership to CSX. That reversion would prevent public access to the waterfront parcels and to historic Edgewater.

An unnamed member of the public asked if the current use of the two parcels is consistent with the LWRP. Additional comments from various Red Hook Boat Club members described the current uses and expressed the difficulties managing the space.

The board members reviewed each policy of the CAF to determine what information from the Town Board is still needed. The board members agreed to request more information from the Town Board to make informed decisions on the following policies: 5, 7, 7a, 14, 18, 20a, 23, 24a, 24b, 25a, 34, 38, 42.

The board members requested a site visit with the Red Hook Boat Club.

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will take place on Monday June 2, 2025. Only new applications received by **noon** May 23, 2025, and continuing submissions received by **noon** May 27, 2025, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar

Clerk for the Board