

**Town of Red Hook Planning Board
Approved Minutes / Monday June 16, 2025**

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

Chairperson Sam Phelan called the meeting to order at 6:34pm. Board members present at the Town Hall were Kristina Dousharm, Arthur Salman, Maxine Coleman, Ariadne Montare. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultant Ted Fink was present via Zoom.

The minutes from the June 2 and June 10 meeting will be circulated before the next Planning Board meeting

Sam Phelan confirmed the agenda as published and announced the Consistency Determination approved on June 10, 2025, would be forwarded to the Town Board by June 17, 2025.

PUBLIC HEARINGS-

Avella Certificate of Appropriateness- Fence Install – Applicant John & Patricia Avella

Public Hearing for an application to install a wrought iron picket fence and a chain link fence on parcel number 234772 located at 30 Old Post Road N in the Hamlet District.

Arthur Salman made a motion to open the Public Hearing. Kristina Dousharm seconded, and all members voted in favor.

John and Patricia Avella were present in person and explained they changed the site of the fence installation because of the location of the septic and propane tanks. The fence will only be installed on the SW side of the house. Also, they eliminated the chain link fence and planned to only use the Victorian iron fence.

The board members reviewed the Design Review Committee comments. Kristina Dousharm made a motion to close the Public Hearing. Ariadne Montare seconded, and all members voted in favor.

The board members reviewed the Certificate of Appropriateness. Maxine Coleman made a motion to approve the CoA. Ariadne Montare seconded, and all members voted in favor.

Kristina Dousharm left the meeting at 6:40 PM.

Shapiro Certificate of Appropriateness- Applicant Representative Kristina Dousharm Architecture

Public Hearing for 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

Ariadne Montare made a motion to open the Public Hearing. Maxine Coleman seconded, and all members voted in favor.

Applicant representatives, Brittany Provost and Zac Hall from Kristina Dousharm Architecture, were present in person. Brittany Provost confirmed the Zoning Board of Appeals granted the variance for the setbacks. She reviewed the landscaping plan.

The board members asked what was proposed to be planted near the relocated storage building. Zac Hall gave an overview of the existing landscaping along River Road, south of the proposed relocated storage structure, and explained the existing landscaping provided a lot of cover.

The board members discussed whether there was a need for landscaping. They reviewed the comments from the Design Review Committee, noting there were no comments regarding the relocated storage shed. The board members agreed no landscaping was needed in that location.

Maxine Coleman made a motion to close the Public Hearing. Arthur Salman seconded, and all members voted in favor.

Ariadne Montare made a motion to approve the Certificate of Appropriateness using the Site Plan submitted May 24, 2024. Maxine Coleman seconded, and all members voted in favor.

Robbins Site Plan – Solar Project- Applicant Lawrence Robbins- Applicant Representative Adam Katzman from Autonomous Energies LLC

Public Hearing for an application to increase the size of their existing solar array to meet the needs of their increased electric load on parcel 725412 located on 48 Willimas Road in the RD 3 District.

Applicant representative Adam Katzman from Autonomous Energies LLC was present via zoom.

Maxine Coleman made a motion to open the Public Hearing. Ariadne Montare seconded, and all members voted in favor.

The board members discussed the size of the solar array of above 25 kW determined the need for Site Plan review. Town Planner, Ted Fink, explained the scenic viewshed defined by the county was limited to a dense forested area and the house was not able to be seen from the road or its nearest neighbor, therefore there was no need for additional screening typically required with the installation of a medium solar array.

Arthur Salman made a motion to close the public hearing. Ariadne Montare seconded, and all members voted in favor.

The board members reviewed the Type 2 SEQR Resolution and the Approval Resolution. Ariadne Montare made a motion to approve the Type 2 SEQR Resolution. Maxine Coleman seconded, and all members voted in favor.

Ariadne Montare made a motion to approve the Approval Resolution. Maxine Coleman seconded, and all members voted in favor.

OLD BUSINESS

NEW BUSINESS

OTHER BUSINESS-

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will take place on Monday July 7, 2025. Only new applications received by **noon** on June 27, 2025, and continuing submissions received by **noon** June 30, 2025, will be considered at the next meeting.

Respectfully submitted,

Katie Khakhar

Clerk for the Board