

Town of Red Hook Planning Board
Approved Minutes / Monday July 7, 2025

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION Chairperson Sam Phelan began a discussion at 6:40pm as there was not yet a quorum. The board members present at the Town Hall were Arthur Salman and Brent Kovalchik. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Brandee Nelson were present via Zoom.

Sam Phelan confirmed the agenda as published.

PUBLIC HEARINGS-

OLD BUSINESS-

Mills Subdivision- Minor Subdivision- Applicants: Thomas and Melissa Mills

Continued Discussion of an application to subdivide and create a new 1-acre parcel on the 3.02 acre parcel numbered 858614 located at 32 Hewlett Road and within the RD1 Zoning District.

Applicants Thomas and Melissa Mills were present in person. Also present was Ryan Cornelison with Clover Engineering. Ryan Cornelison reviewed the proposed subdivision including the location of the existing septic system and private well and the proposed septic system for the new parcel. The applicants confirmed there is municipal water that will be disconnected from 32 Hewlett Road and redirected for use on the new parcel.

Board member Ariadne Montare arrived at 6:50 PM. A quorum was confirmed.

The board members discussed the building code and the legality of discontinuing the municipal water connection. The applicants confirmed they submitted the application with the Village of Red Hook's Water Department to disconnect the municipal water line and redirect it for connection to the new parcel. The planning board members requested a copy of that application and further added the approval should be conditional upon the disconnection of the municipal water.

Brandee Nelson asked the applicants to clarify the location of the proposed septic system in relation to the well of the parcel to the north of the new proposed lot. The applicants confirmed the neighboring well, which was located with GPS, was uphill from the proposed septic and was outside of the 100 ft setback requirement.

The board members reviewed the Resolution Authorizing Filing of Negative Declaration. Brent Kovalchik made a motion to approve the Resolution. Ariadne Montare seconded the motion, and all members voted in favor.

Ariadne Montare made a motion to set a Public Hearing for July 21, 2025. Brent Kovalchik seconded the motion, and all members voted in favor.

Shumen Special Use Permit - Violation Remedy - Applicant Donald and Jade Shumen-

Applicant Representative Rommel Parades & Joseph Malcarne of Malcarne Contracting

Continued discussion 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.

Applicants Donald and Jade Shumen and Applicant Representatives Rommel Parades and Joseph Malcarne were present in person. Joseph Malcarne gave an overview of the changes made to the proposed additional drainage retention area including a larger and more organic shape, inlets and outlets into and from the culvert area, and new grading between the culvert area and the additional drainage area.

The board members discussed the proposed plantings. Joseph Marcone confirmed the new plantings will be wet soil grass seed and he added that the three small trees within the retention area will be removed.

Brandee Nelson added that the applicant's changes preserved the original design and intention but would also need a sediment and erosion control.

Ariadne Montare made a motion to schedule a Public Hearing for July 21, 2025. Arthur Salman seconded, and all members voted in favor.

NEW BUSINESS-

Cooper Siding & New Covered Front Porch- Certificate of Appropriateness- Owner: Alexis

Cooper- Applicant Representative: Billy Cole with B/T General Contractors

Presentation of an application to replace siding with board and batten siding and to install a new covered front porch on parcel 279977 located at 106 Old Post Road North in the Upper Red Hook zoning district.

Applicant Alexis Cooper, present in person, gave an overview of the project which includes replacing the vinyl siding with board and batten siding and installing a covered front porch. Alexis Cooper explained the rendering submitted shows new wooden garage doors, wooden

posts, and a wooden door but she plans on leaving the garage door as is and clarified the posts and door would be white to match the house.

The board members requested the applicant submit updated images of the proposal with white finishes. The board members asked if there were any proposed railings for the front steps. The applicant confirmed the steps are low enough where railings are not required.

The application will be referred to the Design Review Committee for their review. Arthur Salman made a motion to set a public hearing for August 4, 2025. Ariadne Montare seconded, and all members voted in favor.

OTHER BUSINESS -

Arthur Salman made a motion to approve the minutes from the June 2, 2025, June 10, 2025, and June 16, 2025, meetings. Ariadne Montare seconded, and all members voted in favor.

ADJOURNMENT

There being no further business before the board, Ariadne Montare 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 July 21, 2025. Only new applications received by noon July 11, 2025, and continuing submissions received by noon July 14, 2025, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board