

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

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION Chairperson Acting Chairperson Kristina Dousharm called the meeting to order at 6:35pm. Board members present at the Town Hall were Arthur Salman, Ariadne Montare and Brent Kovalchik. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultant Brandee Nelson was present via Zoom.

Kristina Dousharm confirmed the agenda as published.

Brent Kovalchik made a motion to approve the minutes from the minutes from the July 7, 2025, meeting. Ariadne Montare seconded, and all members voted in favor.

PUBLIC HEARINGS-

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

Public Hearing for 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 via zoom was Ryan Cornelison with Clover Engineering. Ariadne Montare made a motion to open the public hearing. Brent Kovalchik seconded the motion and all members voted in favor.

Ryan Cornelison confirmed that there were no changes made to the survey. He confirmed that the preliminary plans were submitted to the Department of Health, but he had not yet received approval.

Public Comments were heard as follows:

Ron Rhynders, owner of 355 Norton Road, spoke in favor of the subdivision, but voiced concerns regarding the location of the proposed driveway as it was directly opposite the windows of his home.

The applicants responded that they were willing to swap the location of the house and driveway, which would place the driveway approximately 30 ft south of the original proposed location, and also planned to revise their driveway permit application with the Town of Red Hook Highway Department.

Jonathan Becker, owner of 347 Norton Road, suggested the applicants utilize the underdeveloped cul-de-sac on Morry Road for the driveway entrance as it was safer and suggested the Town of Red Hook could finish the road.

The board members clarified that there was no legal requirement for the Town to extend Morry Road. The requirements for a subdivision only require road frontage which exists on Norton Road. The applicants added an entrance on Morry Road was preferred, but because their timeline was a concern, they did not want to wait years for that access to become available. They further added that if the driveway was on Morry Road, they would need to redesign and move the proposed septic system, which they were unwilling to do.

Darlene O'Dell, owner of 360 Norton Road, asked for clarification on the location of the proposed driveway.

Jonathan Becker further added he believed Norton Road was a scenic viewshed at one time and another driveway could compromise the scenic integrity of Norton Road. He raised concerns regarding the wooded areas the applicants cleared along Norton Road.

The applicants responded they only cleared dead trees and some brush only. The board members added that Norton Road was not designated as a scenic viewshed, and the Planning Board does not have the authority to require the applicants to finish the cul-de-sac on Morry Road.

Kathleen Kappeller, owner of 9 Morry Road, supported the driveway location on Norton Road, because she was concerned about extra traffic on Morry Road. She also voiced concerns about tree removal as she wanted to maintain the privacy that the trees provided.

The applicants responded they were only planning to clear the primary field and remove any dead or dying trees.

Ariadne Montare made a motion to continue the Public Hearing to August 4, 2025. Brent Kovalchik seconded, 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

Public Hearing for an application to 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.

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

The board members began the discussion by explaining that the Planning Board will need engineered drawings before granting approvals. Joseph Malcarne reviewed the previously submitted plans which include the existing conditions, the proposed new drainage area to the west of the stone retention area, and proposed landscaping.

Brandee Nelson reviewed her memo and stated engineered drawings that accurately show the location and dimensions of the improvements as well as relation to features such as the fencing, the existing drainage structure, and the stone retention area.

Public Comments were heard as follows:

Thad Simmerly and Kimberly Hart, owners of 62 Albie Road, detailed the problems caused by the water draining onto his property from 7 Thayer Lane. He expressed concerns regarding the applicants' proposed plan, as he believes it is not a viable solution to collect the extreme volume of water flowing onto their property. He further added the proposed retention area would be within 20ft of his existing leech fields. He suggested the applicants build an earthen damn along the property line and install a culvert pipe.

The board members discussed the steps that have been taken by the Town so far. Thad Summerly and Kimberly Hart clarified they had not met with nor spoke to any representative of Tighe & Bond and had only met with the Zoning Enforcement Officer, Brandon Mullins.

Kimberly Hart stated where the applicants have hardscaped, it has historically been a wooded area. The existing culvert on their property had been sufficient to keep the area dry when that area was wooded.

Thad Simmerly expressed concern regarding the proposed plans as he does not see anything that addresses how the applicants plan to retain the water.

The board members responded that the applicants would need to submit detailed engineered plans which will provide clarity and address these concerns. Brent Kovalchik questioned if the water was being redirected but still being discharged into the stone retention area, would that resolve the issue of the excess water coming onto the neighbor's property. Brandee Nelson responded that due to the channelization and clearing of trees and other plantings, it has accelerated the runoff activity and prevents the excess water from infiltrating into the ground. The restored drainage retention area along with additional plantings should slow down the water and allow an uptake of the water into the ground.

Joseph Malcarne referenced the original 1984 subdivision map, noting the defined drainage retention area. He added the proposed plan was intended to restore the original retention location and shape and be 12% larger in area.

Thad Simmerly voiced his objection, clarifying the shape Joseph Malcarne referenced was only just showing a recessed area as opposed to a hill and believed the retention area was intended to be much larger. Kimberly Hart added the full retention area can be seen on the full subdivision map which extended north along the west side of the entire subdivision, had several drainage ditches and culverts and culminated into the southwest corner of 7 Thayer Lane.

Brandee Nelson responded that drainage area would need to outlet and does so in this well documented historic drainage pattern.

The board members stressed the need for engineered plans to clarify if the proposed plans will restore function.

Brent Kovalchik made a motion to adjourn the continue the Public Hearing to an unspecified date. Arthur Salman seconded the motion, and all members voted in favor.

OLD BUSINESS-

NEW BUSINESS-

OTHER BUSINESS -

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will take place on Monday August 4, 2025. Only new applications received by noon July 25, 2025, and continuing submissions received by noon July 28, 2025, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board