

Town of Red Hook Planning Board
Approved Minutes / Monday September 15, 2025

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

Chairperson Sam Phelan began the meeting at 6:30pm. The board members present at the Town Hall were Kristina Dousharm, Maxine Coleman, Arthur Salman, and Jay Quaintance. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultant Ted Fink was present via Zoom.

Sam Phelan confirmed the agenda as published.

Jay Quaintance made a motion to approve the minutes of the Aug 18, 2025, Planning Board meeting. Kristina Dousharm seconded the motion, and all members voted in favor.

PUBLIC HEARINGS

Mendelsohn Kitchen Reno- Certificate of Appropriateness- Applicant Daniel Mendelsohn

Public Hearing of an application for a Certificate of Appropriateness to install an expansion for a renovation of a kitchen on parcel 991959 located at 130 Station Hill Road in the Hamlet of Barrytown.

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

The applicant was not yet present. Kristina Dousharm made a motion to continue the Public Hearing to an unspecified later date. Maxine Coleman seconded the motion and all members voted in favor.

Malik Basement Apartment- Special Use Permit- Applicant Hassan Malik- Applicant Representative Stephen W Crews

Public Hearing of an application for the renovation of a finished basement to convert into an apartment on parcel 176735 located at 60 Angel's Crest Drive in the Water Conservation and Agricultural Business Districts.

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

The applicants were not present for this meeting. There were no updates submitted for this application. Kristina Dousharm made a motion to continue the Public Hearing until October 20, 2025. Arthur Salman seconded the motion and all members voted in favor.

OLD BUSINESS

The Church of St. John the Evangelist Sign- Certificate of Appropriateness- Applicant Mary Grace Williams-

Continued discussion of an application for a Certificate of Appropriateness to replace a new sign for the church on parcel 414009 located at 1114 River Road in the Hamlet of Barrytown.

Applicant Mary Grace Williams, present in person, reviewed the sign dimensions, 32.5 inches by 56.5 inches, and added there was downward facing lighting integrated in the sign's frame.

The board members asked for clarification on the lighting and discussed the allowed wattage. Mary Grace Williams clarified the lighting would be downward facing and will be set to turn on and off with a timer. Town planner Ted Fink added that lighting over 50 watts needs to be shielded. The board members discussed the set back from the road and stated that the sign must be installed 15 feet back from the road.

The board members referred the application to the Design Review Committee for their review.

Maxine Coleman made a motion to set a Public Hearing on October 6, 2025. Arthur Salman seconded the motion and all members voted in favor

PUBLIC HEARINGS

Mendelsohn Kitchen Reno- Certificate of Appropriateness- Applicant Daniel Mendelsohn

Public Hearing of an application for a Certificate of Appropriateness to install an expansion for a renovation of a kitchen on parcel 991959 located at 130 Station Hill Road in the Hamlet of Barrytown.

Applicant Daniel Mendelsohn was present in person and gave a brief overview of the kitchen extension project.

There were no public comments.

The board members reviewed the comments from the Design Review Committee submitted on September 9, 2025, which stated that the committee members questioned the choice of finger-jointed siding as a material choice. However, the committee explained that review of materials

falls outside of the purview of their committee, and therefore they recommended a Certificate of Appropriateness be granted based on the design of the project.

The board members agreed with the comments from the Design Review Committee but added that Certificate of Appropriateness applications are reviewed for design, therefore discussion of the material choice is outside the scope of review for this type of application. They suggested the applicant review different materials as they believed finger-jointed siding is less durable and harder to maintain.

The Planning Board reviewed the Certificate of Appropriateness. Kristina Dousharm made a motion to approve the Certificate of Appropriateness. Arthur Salman seconded the motion, and all members voted in favor

Kristina Dousharm made a motion to close the Public Hearing. Jay Quaintance seconded the motion, and all members voted in favor.

NEW BUSINESS

Agajanian Certificate of Appropriateness- Applicant Donna Agajanian- Applicant Representative Peter Sweeney

Presentation of an application for a Certificate of Appropriateness to construct a 36sq ft addition, replace siding and windows, and install solar panels on parcel 888403 located at 4877 Route 9G in the RD5, Historic Landmark Overlay, and Hudson River National Historic Landmark Districts.

Applicant representative Peter Sweeney, present via zoom, gave an overview of the project. The proposed plan will not change the footprint of the home but does include a 36 square foot addition which will elevate and change the roof line. The project also includes replacing siding and windows and installing a roof mounted solar array.

The board members discussed the material choices. Peter Sweeney clarified they were proposing to use light Gray Hardie board siding and black/charcoal standing seam metal roof. The board members added the dark materials would blend nicely with the landscaping.

The board members discussed the garage space and driveway layout. Peter Sweeney explained the garage door would move from the front of the house to the side of the house, the driveway curb cut would stay the same, and the layout of the driveway would change slightly.

The board members referred the application to the Design Review Committee for their review.

Jay Quaintance made a motion to set a Public Hearing on October 6th, 2025. Maxine Coleman seconded the motion, and all members voted in favor.

OTHER BUSINESS

Comprehensive Plan Discussion- Comprehensive Plan Steering Committee Booth at Hardscrabble Day Sept 20, 2025.

Chairman Sam Phelan begin the discussion by reviewing the progress the Comprehensive Plan Steering Committee has made in their first three meetings and stated the committee will have a booth at Hardscrabble Day on September 20, 2025, with the intention to share some early findings regarding the growth of Red Hook and also to reach out to the community to begin different community involvement discussions.

Sam Phelan encouraged any available board members to reach out to the chairman of the committee, Julia Solomon, to volunteer to help man the booth at Hardscrabble Day. He further explained the committee is planning on starting “kitchen table conversations” to engage the community. The board members agreed the Planning Board should host a “kitchen table conversation” as a public meeting.

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will take place on Monday October 6, 2025. Only new applications received by noon September 26, 2025, and continuing submissions received by noon September 29, 2025, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board