

Town of Red Hook Planning Board
Approved Minutes / Monday October 6, 2025

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION Chairperson Sam Phelan began the meeting at 6:30pm via zoom. The board members present at the Town Hall were Kristina Dousharm, Arthur Salman, Maxine Coleman, Jay Quaintance and Nancy Low-Hogan. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Ryan Morrison were present via Zoom.

Sam Phelan requested to move the nest @ greig farm Site Plan and Special Use Permit earlier on the agenda.

Jay Quaintance made a motion to approve the minutes of the Sept 15, 2025, Planning Board meeting. Kristina Dousharm seconded the motion, and Sam Phelan, Arthur Salman and Maxine Coleman voted in favor. Nancy Low-Hogan abstained.

Sam Phelan made an announcement that Local Law 1 that was passed by the Town Board on February 11, 2025, was annulled by the State Supreme Court. At the Sept 24, 2025, Town Board meeting, the Board Members authorized Supervisor McKeon to work with the Town's Planner and Attorney to prepare a resubmission of Local Law 1 and advised the Planning Board members to expect to review the revised law.

PUBLIC HEARINGS

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

Public Hearing for 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.

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

Applicant Mary Grace Williams was present in person and gave a brief overview of the proposed new church sign. The board members reviewed the size, colors, and the downward facing lighting on the proposed sign. They confirmed the sign would be installed 15 feet from the road.

There were no public comments.

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

The board members reviewed the comments from the Design Review Committee and the Certificate of Appropriateness. Jay Quaintance made a motion to approve the Certificate of Appropriateness. Nancy Low-Hogan seconded the motion and all members voted in favor.

Burke Garage and Studio- Certificate of Appropriateness – Applicant Robert Burke

Public Hearing for an application for a Certificate of Appropriateness to construct a new garage with a studio above and modifications to the existing house on parcel 411917 located on 1078 River Road in the RD 5 and Historic Overlay Districts

Kristina Dousharm recused herself due to a conflict of interest. Applicant Robert Burke was not present for this meeting.

Jay Quaintance made a motion to open the Public Hearing. Arthur Salman seconded the motion and all members voted in favor.

The board members explained the applicant had not received the area variance from the Zoning Board of Appeals and therefore could not approve this application at this meeting. They briefly reviewed the proposed project and discussed for what the studio space was intended to be used.

Jay Quaintance made a motion to continue the public hearing to October 20th, 2025. Nancy Low-Hogan seconded the motion and all members voted in favor

NEW BUSINESS

The nest @greig farm Site Plan and Special Use Permit- Applicant Anusheh Hashum Byrne and Samantha M Nadal

Presentation of an application for change of use to Agricultural Education programs on parcel 980090 located at 221 Pitcher Lane in the Agricultural Business District.

Applicants Anusheh Byrne and Samantha Nadal were present in person and gave an overview of the project to establish an agricultural education program that would help promote Greig Farms. They explained the program would be held in a large public accessible room in the upper area about the existing farm market.

The board members asked how many people or students would be involved in the program and approximately what age these programs were geared towards. The applicants responded that the classes were intended for children aged 18 months to three years old and would have approximately 10 kids per group at one time.

The board members asked what parking areas, if any, were designated for this space. The applicants responded that they intended to use the existing parking areas as the programs would only be held on weekdays during the day, would begin by 9 am, and would not be held on weekends or nights. This schedule would avoid competition for any parking by patrons for the existing Jordan Taproom, which operates in the evenings and weekends, with the farm market that opens at 10:00 AM, and with special events as they are usually held on the weekends.

The board members reviewed the Zoning Enforcement Officer Determination form which classified this application as an Agricultural Learning Institution. The applicants asked for clarification on this definition as they did not believe this definition was accurate. They further explained this programming was intended for classes less than three hours which avoids the need for a day care license. The applicants further discussed the nature of this program was targeted as a farm-based play group for young children aged 18 months to 3 years.

The planning board members requested the applicants submit a clear narrative that better outlines the program that includes details such as parking areas, proposed activities, class names, hours of operations, etc. This updated detailed narrative will be resubmitted to the Zoning Enforcement Officer for reinterpretation.

7:25 pm: Kristina Dousharm returned to the meeting
Sam Phalen left the meeting.

PUBLIC HEARING

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

Public Hearing 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.

Maxine Coleman made a motion to open the Public Hearing. Nancy Low–Hogan seconded the motion in all members voted in favor. There were no public comments.

Applicant representative Peter Sweeney, present via zoom, gave a brief overview of the application to construct an addition to change the roof line, replace siding and windows, and install solar panels.

The board members reviewed the comments from the Design Review Committee. Jay Quaintance made a motion to close the Public Hearing. Maxine Coleman seconded the motion and all members voted in favor

The board members reviewed the Certificate of Appropriateness. Jay Quaintance made a motion to approve the Certificate of Appropriateness. Arthur Salman seconded the motion and all members voted in favor.

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

Continued 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.

Applicant representative Steve Crews was present via zoom. He gave an overview of the updated site plan which indicated the dedicated parking of one space in the garage and a second space directly outside of the garage and detailed the square footage of the entire house including the basement apartment.

The board members discussed the proposed plan to convert an upstairs bedroom to an office to maintain the total number of bedrooms in the house. The board members reviewed the memo from Tighe and Bond which requested the applicant receive Board of Health approval first. The board members clarified the enforcement of this bedroom change falls under the authority of the Building and Zoning Department only, and not the Planning Board.

Steve Crews Also reviewed the dimensions of the garage to confirm that it will accommodate the proposed parking and reviewed the proposed lighting that will be located by the main door of the apartment under the existing deck.

The board members requested the applicant submit a narrative in response to the memo from Town planner Ted Fink, that better clarifies the compliance with the zoning code.

Maxine Coleman made a motion to close the public hearing. Jay Quaintance seconded the motion and all members voted in favor.

Jay Quaintance made a motion to approve the Type II Action Resolution. Maxine Coleman seconded the motion and all members voted in favor.

OLD BUSINESS-

NEW BUSINESS-

Neville Manning Amended Certificate of Appropriateness – Applicant Eversleigh LLC – Applicant Representative Brian Messena with Brian Messena Architect

Presentation of an application for an Amended Certificate of Appropriateness to install a 6 ft x 19.5 ft white aluminum clad overhang on parcel 255660 located at 245 Woods Road in the Limited Development, Water Conservation and Historic Landmark Overlay District.

Applicant representative Viktor Nassli, present via zoom, reviewed the application to install a white aluminum overhang on the main entrance of the home, located on the east side. The board members discussed that this change is not visible from the river side, nor is the house visible from the road.

The board members noted the proposed changes were minor; therefore, they waived the need for a Public Hearing and any review by the Design Review Committee. The board members reviewed the amended Certificate of Appropriateness. Maxine Coleman made a motion to approve the Certificate of Appropriateness. Jay Quaintance seconded the motion, and all members voted in favor.

O Zone- Hudson Valley Native Plant Initiative, LLC- Amended Site Plan- Applicant Amelia Legare

Presentation of an application to operate a seasonal, mobile wood-fired community sauna at an existing bulk-refill sustainability center on parcel 896812 located at 148 Pitcher Lane in the Agricultural Business District

Applicant Amelia Legare, present in person, reviewed the application to install a seasonal mobile wood fired community sauna. The sauna would operate from November to March, opposite the nursery which runs from April to November, between 10 am and 3 pm. The sauna can hold up to 6 people at one time and is built on skids to be completely mobile.

The board members discussed the Zoning Enforcement Officer Determination form which states temporary use were permitted and found the project was limited in scope.

Arthur Salman made a motion that the project was limited in scope and therefore would not require further review by the Planning Board. Maxine Coleman seconded the motion, and all members voted in favor.

OTHER BUSINESS -

Setting a date for Comprehensive Plan discussion meeting- The Planning Board members discussed their availability to hold a special meeting to discuss the Comprehensive Plan. The meeting will be held on October 27, 2025, at 6:30 pm.

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will take place on Monday October 20, 2025. Only new applications received by noon October 10, 2025, and continuing submissions received by noon Tuesday October 14, 2025, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board