

Town of Red Hook Planning Board
Approved Minutes / Monday October 20, 2025

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION Chairperson Sam Phelan began the meeting at 6:40pm. The board members present at the Town Hall were Arthur Salman, Ariadne Montare, Jay Quaintance, and Nancy Low-Hogan. Planning Board Clerk Katie Khakhar was present in person.

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

PUBLIC HEARINGS

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

Continued 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.

Applicant Robert Burke was present in person. He reviewed the area variances approved by the Zoning Board of Appeals October 8, 2025, and gave a brief overview of the proposal.

There were no public comments.

The board members discussed the visibility of the house from the road, noting that the house is hidden by landscaping and trees. They reviewed the comments from the Design Review Committee.

Jay Quaintance made a motion to close the Public Hearing. Ariadne Montare seconded the motion and all members voted in favor. The board members reviewed the Certificate of Appropriateness. Ariadne Montare made a motion to approve the Certificate of Appropriateness. Jay Quaintance seconded the motion, and all members voted in favor.

OTHER BUSINESS –

Extension Request for Shafer’s Hudson Valley- Last expiry date October 1, 2025.

Vanessa Shafer requested an extension as her project is delayed due to a need for an updated wetlands verification from the DEC. Ariadne Montare made a motion to extend the deadline to April 1, 2026. Jay Quaintance seconded the motion, and all members voted in favor.

Meeting Topics for October 27, 2025 Special Planning Board Meeting - Comprehensive Plan Kitchen Table Discussion

Sam Phelan reviewed the structure proposed for the Town of Red Hook Comprehensive Plan Visioning Workshop scheduled for October 21, 2025, from 7- 9 pm.

The board members briefly reviewed the Historical Data presentation provided by the Comprehensive Plan Steering Committee. This presentation is a planned agenda topic for discussion at the special Planning Board meeting scheduled for October 27, 2025, at 6:30 pm when the Comprehensive Plan will be discussed.

Local Law A and Local Law B&C proposed of 2025

Sam Phelan began the discussion with the explanation of why Local Law 1 of 2025 was annulled by the Supreme Court of the State of New York. The Town Board has drafted a resubmission of the law as Local Law A and Local Laws B&C, proposed of 2025. He further explained Local Law A and B mainly addressed cannabis regulations and DEC concerns. These sections of the original law were not a part of the lawsuit and therefore would not need further review by the Planning Board. Local Law C does address marinas and boat clubs and was the focus of the lawsuit. Therefore, Local Law C will require the Planning Board to perform a review of proposed law and send its comments to the Town Board. The PB will also need to review the SEQR documents produced by the Town Board to determine if it is consistent with the LWRP policies.

The board members reviewed the list of documents accumulated for their review. They requested the Town Clerk resubmit the Full EAF of Local Laws B&C, as they did not receive the document in full.

The board members discussed the need to review the LWRP Consistency Determination in context with the eminent domain action. Sam Phelan added that the Planning Board has 45 days from when all documents are received to perform the Consistency Determination. He would like to decide on any advice to the Town Board on Local Law C at the next regular meeting of the Planning Board scheduled for November 3, 2025. At the following meeting on November 17, 2025 the PB should decide on whether the SEQR passed by the Town Board is consistent with the 44 policies in the LWRP.

Public Comments were heard as follows:

Roland Page spoke on behalf of Al Trezza, submitting his comments that addressed the need for the Planning Board to wait on rendering any decisions until after the ~~Federal Court's meeting between the Red Hook Boat Club officers and the Town officials which is scheduled on or about~~

~~October 27, 2025~~ mandatory mediation session ordered by the magistrate judge in the Red Hook Boat Club's federal court case against the Town of Red Hook, which is scheduled for October 27, 2025.

Roxanne Fischer clarified that the Local Laws were not yet passed and reviewed her comments sent via email which reviewed the Planning Boards previous LWRP consistency determination and encouraged the Planning Board to stay consistent with their previous decision.

Roland Page spoke in opposition of the eminent domain proceedings and Supervisor McKeon's administration style calling it dominating and intimidating.

Mike Erachort questioned the transparency of the Town Board stating that the Town Board members could not communicate effectively to their own Planning Board regarding the scheduling of the Federal Court meeting on October 27, 2025.

Roxanne Fischer raised concerns regarding the timing of the revision of these local laws as it feels the Town Board is rushing these procedures.

ADJOURNMENT

There being no further business before the board, Jay Quaintance 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 November 3, 2025. Only new applications received by noon October 24, 2025, and continuing submissions received by noon October 27, 2025, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board