

Town of Red Hook Planning Board
Approved Minutes / Monday November 17, 2025

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

The board members had a brief discussion regarding the vote taken at the November 10, 2025, meeting for the Planning Board to seek out another legal counsel. They agreed to discuss this further at the December 1, 2025, meeting.

Jay Quaintance made a motion to approve the November 3, 2025, Planning Board meeting minutes, Arthur Salman seconded the motion. Sam Phelan and Maxine Coleman voted in favor. Nancy Low-Hogan abstained.

Jay Quaintance made a motion to approve the November 10, 2025, Planning Board meeting minutes. Arthur Salman seconded the motion and all members voted in favor.

PUBLIC HEARINGS

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

Applicant Representative Rommel Parades & Joseph Malcarne of Malcarne Contracting

Continued 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.

Applicant representative Joseph Malcarne and engineer Tim Ross were present in person. They reviewed the revised engineered plans which detailed a redesigned retention area larger than the original design. They clarified that the only areas planned for regrading were the areas identified in red on the site plan.

Town engineer, Brandee Nelson, stated that the applicant provided the requested erosion and sediment control plans, a planting schedule, and stamped engineered plans. The board members asked for details regarding correcting the area of the retention wall that extended beyond the property line. Brandee responded that the owners would need to get an accurate survey to properly establish the property line and then they will need permission from the owners of 62 Albie to remove the stone.

Public Comment was heard as follows:

Thad Simerly, owner of 62 Albie Rd, stated that neither the Town nor the Town Highway Department has reached out to speak to him or his wife.

Brandee Nelson responded that her associate Ryan Morrison had spoken to the owners of 62 Albie Rd in the field.

Thad Simerly reiterated that no one had been out to his property, and they are not working with anyone from the Town. He further added he does not believe this proposed design will be effective as this issue comes from the stone channel installed by the Shumen's, which is not planned to be removed.

Kimberley Hart, owner of 62 Albie Rd, clarified that Highway Superintendent, Theresa Burke, came to view the flooding two years ago, but she and her husband have not spoken with anyone since. She added the proposed remedies are heavily dependent on actions that involve their property.

Thad Simerly reviewed the photos and videos he previously submitted to show the size of the wetlands distributed by the Shumen's and the amount of flooding on their property.

Kimberley Hart asked if stormwater runoff was allowed to be discharged that close to their septic leech fields.

Brandee Nelson responded this area has historically handled stormwater in this pattern.

The board members explained they recognized a violation occurred, and that this proposal is a remedy for that violation. They further added that the owners of 62 Albue will need to allow remedial action to occur.

Nancy Low-Hogan made a motion to close the Public Hearing. Jay Quaintance seconded the motion and all members voted in favor.

The board members reviewed the Special Use Permit Resolution. Jay Quaintance made a motion to approve the resolution. Maxine Coleman seconded the motion and all members voted in favor.

NEW BUSINESS

Dudley Certificate of Appropriateness – Owner Daniel Dudley- Applicant- Plug PV LLC

Presentation of an application to install a 12.32 kW DC roof-mounted solar array on parcel 856347 located at 5239 Route 9G in the Historic Overlay District.

Applicant Lisa Dudley and applicant representative Bob McGill from Plug PV were present in person. Lis Dudley explained that the house was built in 1840 and she and her husband have been there for 30 years. They want to add solar panels to offset the cost of their living expenses. They would like to install the solar panels before the end of the year.

The board members discussed the visibility of the house and the proposed panels from the road, noting that the solar panels will be obscured by the angles of the house and roof as well as by the trees along the road. Jay Quantance made a motion to waive the need for Design Review Committee review and a Public Hearing. Arthur Salman seconded the motion and all members voted in favor.

Nancy Low-Hogan made a motion to approve the Certificate of Appropriateness for the installation of a rooftop solar array as depicted in the Site Plan submitted November 7, 2025. Jay Quantance seconded the motion and all members voted in favor.

Ackerman Special Use Permit- Applicant Brian Ackerman- Applicant Representative Marty Wilms

Presentation of an application to construct a new 3-bedroom single family residence with well and new septic system in a fringe flood overlay on parcel 980360 located on Lasher Road in the RD 3 and Water Conservation Districts

Applicant Brian Ackerman and applicant representative Marty Wilms were present in person. Marty Wilms specified NYS DEC has delineated the on-site wetlands, DC DOH has reviewed and approved the proposed house plans, and NYS DEC Freshwater Wetlands has issued a permit. The applicants believe their elevation is above the base flood elevation.

The board members reviewed the proposed elevations of the proposed septic, well, and home. Brandee Nelson requested the applicant submit a consistency of establishment of datum for topographic data. She requested the applicant establish this with a surveyor and cross-reference to a FEMA flood map.

Arthur Salman made a motion to set a Public Hearing on December 15, 2025. Maxine Coleman seconded, and all members voted in favor.

Spring Lake Road Minor Subdivision- Applicant Mathilde 307 LLC – Applicant Representative Jan Borchert of Crawford & Associates

Presentation of an application to subdivide parcel 890737 into two lots approximately 6.66 acres and 56.94 acres. The parcel is located at 307 Spring Lake Road in the RD 3 zoning district.

Applicant representative, Jan Borchert, present in person, reviewed the application to subdivide a 62.14 parcel to create two parcels, 6.66 acres and 56.94 acres in size. Jan Borchert explained that the existing driveway would remain and the existing ATV trail that extends from that driveway would be later widened to create a shared driveway to a future home. The future home's location is not yet decided.

The board members asked if the 100 ft of road frontage located further north on Spring Lake Rd would be considered for a future driveway. Jan Borchert clarified that area identified by the board was heavily forested and very steep. He further explained that the area near the end of the ATV trail was a more desirable location for a driveway and future house as it is less steep and offered views of the lake.

Jan Borchet explained that the existing warehouse building does have utilities, but the septic system was not able to be located. He identified the area for the new septic field for the existing warehouse and the existing well. Sam Phelan indicated that BOH approval would not be needed on the larger parcel as it is greater than five acres. Ted Fink confirmed that this was true.

The board members requested permission from the applicants to individually walk the property. Ted Fink requested that the applicant update the EAF to correct questions 2 & 3.

Jay Quaintance made a motion to set a Public Hearing for December 15, 2025. Arthur Salman seconded the motion and all members voted in favor.

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will take place on Mon Dec 1, 2025. Only new applications received by noon Nov 2025, and continuing submissions received by noon Nov 24, 2025, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board