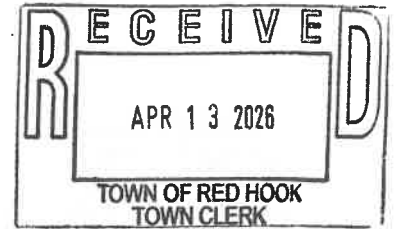


Town of Red Hook ZBA
Draft Meeting Minutes
October
April 8, 2026



Preliminaries

Roll Call

At 7:00 pm Chairperson Karakassis opens the meeting. The Clerk conducts the roll call. Susan Grover, Ross Gould, Chris Carney, George Jahn, and Chairperson Karakassis state they are present. Also present is ZBA Attorney Janis Gomez Anderson. Chris Klose and Town Board Liaison, Kristina Dousharm are absent. Chairperson Karakassis states for the record Alternate Board member Susan Grover is designated a voting member for the meeting, since Chris Klose is absent.

Approval of October 8, 2025, Draft Minutes

At 7:03 pm Chairperson Karakassis asks for a motion to approve the October 8, 2025, draft meeting minutes. ZBA Attorney, Janis Gomez Anderson, states Board members who were not present at meetings can vote on approving the minutes, since they are simply attesting the minutes are faithfully drafted, and further notes Board members can also vote on resolutions, even if they are absent for the review meeting. Chris Carney so moves, Susan Grover seconds and all Board members present vote to approve the October 8, 2025 meeting minutes.

Planning Board Minutes and Comments from the Chair

Chairperson Karakassis states there are no Planning Board Comments, and further notes the Board needs to vote on two corrections to the ZBA 25-04 Burke Area Variance Resolution, dated October 8, 2025. Chairperson Karakassis states the corrections regard changing the zoning district of the subject parcel from RD3 to RD5, and changing the maximum permitted lot coverage from 7% to 5%.

At 7:05 pm Chairperson Karakassis moves to adopt the above changes to ZBA Resolution 25-04 Burke. Chris Carney seconds and all Board members present vote to adopt the above changes to ZBA Resolution 25-04 Burke. ZBA Attorney, Janis Gomez Anderson asks the clerk to provide copies of the amendment to the applicant and ZEO.

Review

ZBA 26-01 Brian Velie, represented by Marie Welch, of Welch Surveying, LS, application to reduce Lot Frontage, of a Flagpole Lot, from 50 feet to 25.86 feet, in order to apply to the Town of Red Hook Planning Board, to perform a Lot Line Adjustment, between the subject parcel, numbered 134889-6272-12-794685, and an adjoining parcel, numbered 134889-6272-12-811694, resulting in Flag Pole Lot with a Lot Frontage of 25.86 feet. Section 143-21 C, 1 of the Town of Red Hook Zoning Law requires a minimum Lot Frontage of 50 feet. The subject parcel

is located at 150 Route 199 in the Town of Red Hook, in the R1 Zoning District, with a Scenic Corridor Overlay.

Chairperson Karakassis reads the agenda item, refers to a photograph on the large screen, and confirms with the applicant's representative, Marie Welch, the location of the shared driveway, the stone retaining wall, and the concrete parking area, which would be affected the proposed lot line adjustment.

Chairperson Karakassis and Board member Ross Gould ask Ms. Welch to indicate the location of the septic system for the raised ranch house, which is partially adjacent to the shared driveway and the stone retaining wall. Ms. Welch refers to her survey of the three properties along the shared driveway, displayed on the large screen, and indicates the location septic system for the raised ranch house as behind the stone retaining wall, and off the north corner of the raised ranch house.

Board members Ross Gould and George Jahn ask Ms. Welch about the history of the shared driveway, and parcels along it. Ms. Welch states the Velie property and the current Launhardt Family Trust property were once solely owned by Henry Launhardt, who eventually sold the property with the raised ranch house to his son. Ms. Welch states the 50' wide shared driveway and the lot line, which effectively cuts through the stone retaining wall and cuts off a section of septic system and the concrete parking area, belonging to the raised ranch house, were not a concern, since the property had a single owner, and then was split between family members. Ms. Welch states the rear property, once owned by Henry Launhardt, was sold to Mr. Velie in 2009. Mr. Velie is seeking a lot line adjustment to reflect the deeded property dimensions for both his parcel and the parcel with the raised ranch house, belonging to the Launhardt Family Trust. Ms. Welch confirms this was not part of a larger subdivision, just the two parcels, originally owned by Henry Launhardt.

Ross Gould asks what the minimum lot frontage requirement would have been when Mr. Velie purchased Henry Launhardt's parcel in 2009. Ms. Welch states it would have been the current requirement of 50 feet, and further states it would be grandfathered in at any rate, since it is existing.

Chairperson Karakassis asks the ZBA Attorney about SEQR, to which Ms. Gomez Anderson replies it is an Unlisted Action under SEQRA, and the Board can review it at the May meeting. Chairperson Karakassis asks Ms. Welch if she will be presenting the proposed lot line adjustment to the Planning Board in May, to which Ms. Welch says she plans to present the proposal at the May 4, 2026, Planning Board meeting.

At 7:19 pm Chairperson Karakassis asks for a motion to set a public hearing for ZBA 26-01 on May 13, 2026. Ross Gould so moves, George Jahn seconds and all Board members present vote in favor of setting a public hearing for ZBA 26-01 at the May 13, 2026 meeting.

Clerk Rubin states, based on recent publication invoices, and the certified mailing list for this applicant, she expects the noticing costs for the public hearing to be about \$250.00,

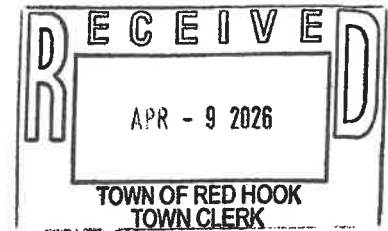
and asks the Board to decide if the ZBA Office needs to request an additional escrow deposit to the account for ZBA 26-01. The Board discusses the matter with the ZBA Attorney, and decides no additional escrow is needed at this time.

Chairperson Karakassis welcomes Susan Grover to the Board and notes Mr. Klose is on a temporary leave of absence, and further states she expects this will be her last meeting as Chairperson to the ZBA.

At 7:22 pm Chairperson Karkassis moves to adjourn the meeting. George Jahn seconds, and Chairperson Karakassis, George Jahn, Chris Carney, Ross Gould, and Susan Grover vote in favor of adjourning the meeting.

The next ZBA meeting is at 7:00pm, on Wednesday, May 13, 2026. The submission deadline for which is **noon Tuesday, May 5, 2026**. Please contact Town of Red Hook Zoning Enforcement Officer Brandon Mullins in the Building & Zoning Office to apply to the Town of Red Hook ZBA. Building & Zoning Office Hours are M – F 9:00 – 4:00.

**TOWN OF RED HOOK
Zoning Board of Appeals**



**AMENDED
VARIANCE RESOLUTION**

Application #: 25-04 Burke

Grid #: 134889-6127-00-411917

Introduced by: Kate Karakassis
Seconded by: Chris Carney

Date: April 8, 2026

WHEREAS, on October 8, 2025, the Zoning Board of Appeals adopted a resolution granting the variances requested by Robert Burke, owner of the property identified as Tax Map # 134889-6127-00-411917 (“the Property”), and

WHEREAS, there was an error in the resolution which identified the lot coverage allowed because the zoning district in which the Property is located was misidentified during the meeting; and

WHEREAS, the zoning district was correctly identified in the application and in the notice of public hearing; and

WHEREAS, the difference in zoning district means that the allowed lot coverage is 5%, not 7%; and

WHEREAS, the proposed construction on the lot was never changed from the time of the application and during the review of the Zoning Board of Appeals; and

WHEREAS, the Zoning Board of Appeals finds the reasoning in its October 8, 2025 resolution applies even though the lot coverage allowed in the RD5 district is less than that allowed in the RD3 district; and

NOW THEREFORE BE IT RESOLVED, the Zoning Board of Appeals amends its resolution to reflect the variances requested by the applicant and the lot coverage in the RD5 Zoning District as follows:

{intentionally left blank}

Variance Requested	Code Section	Required	Requested	Difference	Difference (percentage)
16' x 24' Garage/Studio					
1. Side Yard Setback	§ 143-18 A (2)	20 feet	8.5 feet	11.5 feet	57.5% less than required
2. Minimum Distance Between Accessory Structure and Primary Structure	§ 143-18 A (3)	19.25 feet	13 feet	6.25 feet	32.5% less than required
3. Lot Coverage	§ 143-12	5% Max	~9.2%	4.2%	80% more than allowed

BE IT FURTHER RESOLVED, the Zoning Board of Appeals adopts the reasoning, decision, and conditions contained in its October 8, 2025 resolution granting the requested variances with the correction above for the actual lot coverage variance requested.

Member	Aye	Nay	Abstain	Absent
Kate Karakassis, Chair	✓			
Chris Carney	✓			✓
Chris Klose				✓
George Jahn	✓			
Ross Gould	✓			
Susan Grover, Alternate	✓			

Adopted: April 8, 2026

Zoning Board Chairperson: 
KATE KARAKASSIS

Secretary: 