

Town of Red Hook ZBA
Draft Meeting Minutes
May 13, 2026



Preliminaries

Roll Call

At 7:00 pm Chair Chris Carney opens the meeting. The Clerk conducts the roll call. Alternate member Susan Grover, Ross Gould, Kate Karakassis, George Jahn, and Chair Carney state they are present. Also present is ZBA Attorney Janis Gomez Anderson. The Clerk introduces Mr. Carney as the new ZBA Chair and notes he has served on the Board since 2010. All present welcome him as the new Chair. Chair Carney thanks the former Chair, Kate Karakassis, for her many years of service to the ZBA as Chair, and further states he hopes she will stay on as a Board member. Town Board Liaison, Kristina Dousharm, is absent.

Approval of April 8, 2026, Draft Minutes

At 7:02 pm Chair Carney asks for a motion to approve the April 8, 2026, draft meeting minutes, and asks if there are any comments or revisions. The Clerk states the word "October" which appears in the heading, above the actual meeting date is an error. There are no other comments. Kate Karakassis moves to approve the April 8, 2026 draft meeting minutes. George Jahn seconds, and all Board members present vote to approve the revised, draft April 8, 2026, meeting minutes.

ZBA Attorney, Janis, Gomez Anderson states she is not sure if the Board needs to vote, but Alternate member, Susan Grover, must be instated as a full voting member. Ms. Gomez Anderson states she will look it up, and recommends the Board take a vote.

At 7:03 pm Chair Carney asks for a motion to designate Alternate Board member, Susan Grover, as a full voting member. Ross Gould so moves, Kate Karakassis seconds and Chair Carney, George Jahn, Kate Karakassis, and Ross Gould vote to designate Alternate Susan Grover as a full voting member.

Planning Board Minutes and Comments from the Chair

Chair Carney states there are no applications before the ZBA, which are also before the Planning Board, at this time. Chair Carney notes Long-time Board member Chris Klose has retired, and on behalf of the Board wishes him well.

Chair Carney also informs the Board the Town is in the process of updating its Comprehensive Plan and notes the Steering Committee will be looking for ZBA input as the project goes forward.

Public Hearing

ZBA 26-01 Brian Velie, represented by Marie Welch, of Welch Surveying, LS, application to reduce Lot Frontage, of a Flaggpole 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.

Chair Carney reads the agenda item. Ms. Welch, the applicant's representative, presents the Board with an enlarged detail of the survey she submitted with the application. Ms. Welch states the enlarged detail shows the proposed lot line adjustment, portrayed as shaded areas, in a larger format. Clerk Rubin confirms with Ms. Welch the enlarged detail of the survey is the same as the survey which was submitted with the application. Ms. Welch further states Henry Launhardt owned the front and rear lots with shared septic. Mr. Launhardt sold the front lot to his son and daughter and law, and lived in a house on the rear lot. After Henry Launhardt died, the rear lot was sold. Ms. Welch states the applicant is proposing to convey the front shaded section on the survey to Alison Launhardt, so that her septic system, the stone wall, and her parking area are completely within her property, and Alison Launhardt is proposing to convey the rear shaded section to the applicant, Brian Velie, so that his driveway, and an adjacent area are not on her property.

Chair Carney confirms with Ms. Welch the area on the survey labeled "Parcel A" would be conveyed to Alison Launhardt, and the area on the survey labeled "Parcel B" would be conveyed to Brian Velie. Kate Karakassis states there would be no unfavorable precedent set in the Town, since the situation is unique. Chair Carney asks if there are any other questions. There are none.

At 7:09 pm Chair Carney asks for a motion to open the public hearing. George Jahn so moves, Susan Grover seconds, and all Board members present vote in favor of opening the public hearing.

Chair Carney states the public hearing is open and asks if there are any members of the public present who wish to comment. Jennifer Van Voorhis of 2 Orlich Road steps forward and asks the Board if the variance is granted, will it change the Zoning Code to the extent that she could also reduce the width of her Flag Pole Lot driveway to 25'? Chair Carney states no law would change, and further clarifies any variance granted is specific to that parcel. George Jahn also states the subject parcel is an existing lot of record, pre-dating the adoption of zoning in the Town. Ms. Van Voorhis thanks the Board and departs the meeting.

The Clerk notes the ZBA Office received one letter, from Alison Launhardt, stating she was in favor of the proposed lot line adjustment [See Exhibit A].

At 7:12 pm Chair Carney asks for a motion to close the public hearing. Kate Karakassis so moves, Ross Gould seconds, and all Board members present vote in favor of closing the public hearing.

Ms. Gomez Anderson states the proposed Action is Type II, instead of Unlisted, under SEQRA, since there are single-family residences on both parcels, and additionally, since there are no environmental impacts associated with the proposed Action.

At 7:13 Chair Carney asks for a motion to declare the proposed Action Type II under SEQRA. Ross Gould so moves, Susan Grover seconds and all Board members present vote to declare the proposed Action Type II under SEQRA.

The Board reviews the Facts with Ms. Gomez Anderson as follows:

1. The only change is the lot line. There will be no change in access from Route 199 for either lot.
2. The lot line change will incorporate the septic for the neighboring lot, which currently straddles the two lots, fully into the neighboring lot.

Ms. Gomez Anderson confirms with Marie Welch the septic system next to the stone retaining wall, for the front parcel, currently straddles two lots.

Ross Gould confirms with Ms. Gomez Anderson and Marie Welch the proposed lot line adjustment will incorporate the septic system fully onto the front parcel.

Susan Grover confirms with Ms. Gomez Anderson these facts are specific to the subject parcels in such a way that any variance that would be granted can only apply to them.

Chair Carney states, if there are no further questions the Board will review the five criteria, as follows:

1. Chair Carney states the variance requested will not produce an undesirable change to the character of the neighborhood or a detriment to nearby properties. All Board members present agree.
2. Chair Carney states the needs of the applicant cannot be achieved by other than an area variance. All Board members present agree. George Jahn notes easements would be too complicated.
3. Chair Carney states the variance is substantial in number but not in impact. All Board members present agree.
4. Chair Carney states the requested variance will not affect the physical or environmental conditions in the neighborhood. All Board members present agree.
5. Chair Carney states the hardship for which the variance is sought to rectify was self-created. All Board members present agree.

At 7:19 pm Chair Carney asks for a motion to grant the requested variance. George Jahn so moves, Kate Karakassis seconds, and all Board members present vote in favor of granting the variance.

Ms. Gomez Anderson notes for the record, since the draft resolution was posted to the

Town website with ample time prior to the meeting, it is not necessary for her or the Chair to read the full resolution in to the minutes [See Exhibit B for Full Resolution].

Susan Grover asks Ms. Gomez Anderson and the other Board members if there would be significance to the Board, if the two parties had exchanged money in connection with the conveyances. The Clerk states the ZBA Office has no record of this. George Jahn states the Board would have no knowledge of this. Ms. Gomez Anderson states it is a valid question, but not the purview of the Board.

Chair Carney states the variance is granted with the following conditions:

1. Payment of all fees and escrow;
2. Application for and receipt of any other approvals required by the Town of Red Hook Code and New York State Building Code including but not limited to any and all building permits and certificates of occupancy.

At 7:24 pm Chair Carney asks for a motion to adjourn the meeting. Ross Gould so moves, George Jahn seconds, and all Board members present vote in favor of adjourning the meeting.

The next ZBA meeting is at 7:00pm, on Wednesday, June 10, 2026. The submission deadline for which is **noon Tuesday, June 2, 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.

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS

TOWN OF RED HOOK

NOTICE IS HEREBY GIVEN that pursuant to Section 143-136C of the Zoning Law of the Town of Red Hook, New York, a public hearing will be held by the Zoning Board of Appeals of the Town of Red Hook, Dutchess County, New York at the Town Hall, 7340 South Broadway, Red Hook, New York, meeting to commence at 7:00 pm, on the 13th day of May, 2026 on the following matter:

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.

All interested persons will be given an opportunity to be heard in person or by directing comments in writing to the Zoning Board of Appeals, 7340 South Broadway, Red Hook, New York 12571. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Zoning Board Clerk in advance at the above address or by phone 845-758-4624 so that arrangements can be made.

COPY

AFFIDAVIT OF PUBLICATION

State of New York
County of Dutchess

[Signature] being duly sworn, deposes and says she is the Principal Clerk of **The Poughkeepsie Journal**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper and published in the County of Dutchess and the State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

04/23/2026

[Signature]

Subscribed and sworn to before me this 23 day of April, 2026

[Signature]

Notary Public
State of Wisconsin, County of Brown

VICKY FELTY
Notary Public
State of Wisconsin

9/19/29/20

Received

MAY - 4 2026

Town of Red Hook
Zoning Board of Appeals

**NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
TOWN OF RED HOOK**

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Received

MAY - 4 2026

Town of Red Hook
Zoning Board of Appeals

April 17, 2026

To the Zoning Board of Appeals,

I am writing to inform you, that as an adjoining property owner, I am totally in favor of granting a variance to Brian Velie for the reduction of the width of the flagpole section of his lot from 50 feet to 25 feet. Thank you.

Sincerely,

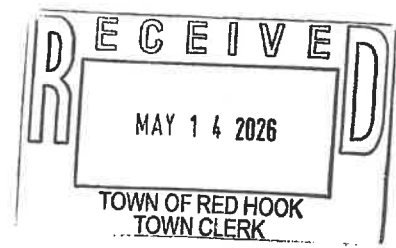
Allison Launhardt
158 Route 199
Red Hook, NY 12571

Received

APR 21 2026

Town of Red Hook
Zoning Board of Appeals

EXHIBIT A



TOWN OF RED HOOK Zoning Board of Appeals

Application #: 26-01 Velie-Welch Surveying Grid #: 134889-6272-12-794685

Introduced by: George Jahn
Seconded by: Kate Karakassis

Date: May 13, 2026

The Town of Red Hook Zoning Board of Appeals, at meetings duly convened on April 8, 2026, and May 13, 2026, reviewed the facts in Application #26-01 as submitted by Marie Welch L.S., of Welch Surveying, on behalf of Brian Velie, owner of the property identified as Tax Map #134889-6272-12-794685 ("the Property"), and

WHEREAS, said application requests a variance from the strict application of § 143-21 C.1 of Chapter 143 of the Code of the Town of Red Hook (Zoning) to allow the Town of Red Hook Planning Board to perform a lot line adjustment between the Property, and adjoining parcel number 134889-6272-12-811694 ("the Neighbor's Parcel"), resulting in a Flag Pole Lot with a Lot Frontage of 25.86 feet, in the R1 Zoning District with a Scenic Overlay, and

WHEREAS, the proposal requires the following variance:

Table with 6 columns: Variance Requested, Code Section, Required, Requested, Difference, Difference (percentage). Row 1: Flag Lot Frontage, §143-21 C.1, 50 feet, 25.86, 24.14 feet, 48.28%

WHEREAS, the application was determined to be a Type II action under the State Environmental Quality Review Act, Section 6 NYCRR Part 617(c)(17), and

WHEREAS, the Board held a Public Hearing on May 13, 2026, notice of which was duly published in the Poughkeepsie Journal on April 23, 2026, and posted as required by law, and

WHEREAS, at said Public Hearing all who wished to be heard were heard and their testimony recorded, and

WHEREAS, all testimony has been carefully considered and the following pertinent facts noted:

- 1. The only change is in the lot line. There will be no change in access from Route 199 for either lot.
2. The lot line change will incorporate the septic for the neighboring lot, which currently straddles the two lots, fully into the neighboring lot.

NOW THEREFORE BE IT RESOLVED by the Zoning Board of Appeals, that Application #26-01 a request for a variance from § 143-21 C.1 of Chapter 143 of the Code of

the Town of Red Hook (Zoning) to allow the reduction in frontage for a Flag Lot from 50 feet to 25.86 feet, in the R1 with a Scenic Corridor Overlay Zoning District of the Town, be **granted** on the following grounds:

1. The variance requested will not produce an undesirable change to the character of the neighborhood or a detriment to nearby properties.
2. The needs of the applicant cannot be achieved by other than an area variance.
3. The variance is substantial in number but not in impact.
4. The requested variance will not affect the physical or environmental conditions in the neighborhood.
5. The hardship for which the variance is sought to rectify was self-created.

BE IT FURTHER RESOLVED, the variance granted is the minimum variance necessary and adequate and at the same time preserves and protects the character of the neighborhood and the health, safety and welfare of the community.

BE IT FURTHER RESOLVED, the grant of the Requested Variance shall be subject to the following condition(s):

1. Payment of all fees and escrow; and
2. Application for and receipt of any other approvals required by the Town of Red Hook Code and New York State Building Code including but not limited to any and all building permits and certificates of occupancy.

Member	Aye	Nay	Abstain	Absent
Chris Carney, Chair	X			
Kate Karakassis	X			
George Jahn	X			
Ross Gould	X			
Susan Grover (Alternate) Designated to Act	X			

Adopted: May 13, 2026

Zoning Board Chairperson:

Christy Carney

Secretary:

Anne Rubin