

Town of Red Hook ZBA
Approved Meeting Minutes
June 10, 2026

Preliminaries

Roll Call

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

Approval of May 13, 2026, Draft Minutes

At 7:01 pm Chair Carney asks for a motion to approve the May 13, 2026, draft minutes, and asks if there are any questions or comments from the Board members present. There are none. George Jahn moves, Kate Karakassis seconds, and all Board members present vote in favor of approving the May 13, 2026.

Planning Board Minutes and Comments from the Chair

Chair Carney in reviewing the Planning Board minutes states Rolins Fields, formerly the Rolins Lanes property has been referred to the ZBA for variances regarding overhead lights and netting for the soccer fields, and further states The Rhinebeck Aerodrome, which is looking to construct new buildings to house planes, equipment, and engines might need a possible variance for parking.

Review

ZBA 26-02 Daniel Mendelsohn, application to construct a ~160 SF addition to a Single-Family Dwelling, resulting in a Side-Yard Setback of 22' and 2.75". Section 143-26 A. *Non-Complying Buildings*, of the Town of Red Hook Zoning Law does not permit any enlargement, extension, alteration, or reconstruction, in such a manner as to increase the degree of existing non-compliance with the minimum requirements set forth for the Zoning District in this Chapter, or to create any new non-compliance, in a pre-existing, non-complying building. Section 143-13 A. (4) (a), of the Town of Red Hook Zoning Law, classifies the existing structure as a Non-Complying Building due to the existing Side-Yard Setback of 23' and 4.5", where 30', for an Existing Lot of Record, would be required. The subject parcel is located at 130 Station Hill Road, in the Town of Red Hook, in the Hamlet Zoning District, with a Historic Landmark Overlay.

Chair Carney reads the agenda item and invites the applicant to present his application to the Board. Mr. Mendelsohn states he wishes to construct a 160 SF addition on his house, projecting forward towards the street. He further states he received a Certificate of Appropriateness (COA) from the Town of Red Hook Planning Board and was not informed at the time that he would need a variance. Mr. Mendelsohn states the proposed structure is continuous with the existing structure. Clerk Rubin states she confirmed with the Planning Office and the Building and Zoning Office the matter of setbacks did not arise for the COA, since this type of approval does not involve a Site Plan Review.

ZBA Attorney, Janis Gomez Anderson notes the property ID number on the COA is incorrect, and further notes said number on the ZBA application is correct. Chair Carney confirms with the applicant the location of the existing structure and proposed addition on the drawing submitted with the application. Kate Karakassis states she is familiar with the subject parcel and asks the applicant what the traffic is like near his property. Mr. Mendelsohn states his property is near the end of a dead end road, and states the only car which goes by his property with any regularity is the caretaker for the Edgewater property. Ms. Karakassis confirms with the applicant the proposed addition would be consistent with the rest of the façade.

Chair Carney asks the applicant where the measurements on the drawing originated, to which Mr. Mendelsohn replies they came from his architect. George Jahn asks the Board members present if they should ask the applicant to provide a survey, as a basis for the measurements on the drawing, and also asks if the Board should ask the architect present. Town Board Liaison, Kristina Dousharm, who is an architect, states precise numbers are necessary, since it matters what the dimensions are.

George Jahn confirms with the ZBA Attorney the variance is needed because the property line is not parallel to the building.

Ms. Gomez Anderson asks the Board if a letter from the applicant's architect, clarifying the origin of the measurements, depicted on the drawing submitted with the application, would be sufficient, and asks the applicant if he is able to provide such a letter. The Board and the applicant agree that the applicant will provide the letter. The Clerk states the submission deadline for the July 8, 2026, meeting is noon of June 30, 2026.

At 7:16 Chair Carney asks for a motion to schedule a public hearing for the next ZBA meeting. George Jahn so moves, Kate Karakassis seconds, and all Board members present vote in favor of scheduling a public hearing for the next ZBA meeting. The Clerk hands Mr. Mendelsohn a Cost of Certified Mailing Memo, to document the cost of sending his neighbors within a 300' radius of his parcel a certified letter, notifying them of the public hearing. Chair Carney designates Alternate Board member Susan Grover as a full voting member.

At 7:23 pm Chair Carney asks for a motion to adjourn the meeting. George Jahn so moves, Kate Karakassis seconds, and all Board members present vote in favor of adjourning the meeting.

The next ZBA meeting is at 7:00pm, on Wednesday, July 8, 2026. The submission deadline for which is **noon Tuesday, June 30, 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.