Town of Red Hook Planning Board
Approved Minutes / Monday November 3, 2025

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

Sam Phelan made an announcement reminding the Planning Board members to complete the necessary minimum of four hours of continuing education every year.

The board members reviewed the 2026 Planning Board meeting schedule that will hold a meeting on the first and third Mondays of every month, apart from any conflicting holiday.

Kristina Dousharm made a motion to approve the minutes of the October 20, 2025, Planning Board meeting and the October 27, 2025, Special Planning Board meeting. Jay Quaintance seconded the motion, and all members voted in favor.

<u>OLD BUSINESS</u>

Malik Basement Apartment- Special Use Permit- Applicant Hassan Malik- Applicant Representative Stephen W Crews

Continued Discussion of an application for the renovation of a finished basement to convert into an apartment on parcel 176735 located at 60 Angel's Crest Drive in the Water Conservation and Agricultural Business Districts.

Applicant representative Steve Crews was present in person. The board members reviewed the application and the narrative submitted on October 15, 2024. The board members discussed parking and agreed that although the proposed tenant designated spaces were awkward, they were also adequate.

The board members reviewed the Special Use Permit Approval Resolution. They discussed the conditions regarding issuance of a Certificate of Occupancy and whether the applicant would need documents proving the accessory dwelling was in compliance. The board members agreed this enforcement falls under the jurisdiction of the Building and Zoning Department.

Jay Quaintance made a motion to approve the resolution. Arthur Salman seconded the motion and all members voted in favor.

NEW BUSINESS

Goodstein Solar- Certificate of Appropriateness- Owner Eben Goodstein Applicant Scott Ference of Kasselman Solar LLC

Presentation of an application for a Certificate of Appropriateness to install a 14.08 kW roof mounted solar array on parcel 585655 located at 239 Kidd Lane, Tivoli in the Historic Overlay District.

Alex Marting from Kasselman Solar was present via zoom and gave an overview of the project to add a 14.08 kW roof mounted solar array to an existing 10 kW array. The board members discussed the direction of the proposed panels, noting that they were planned to be mounted to the north side of the roof.

The board members discussed the visibility of the house from the road, noting that the house was far from the road and had substantial coverage from existing vegetation. They believed that because this solar array was being added to an existing array the project was minor.

Ariadne Montare made a motion to waive the need for a public hearing and review by the Design Review Committee. Kristina Dousharm seconded the motion, and all members voted in favor.

Kristina Dousharm made a motion to authorize Sam Phelan to sign a Certificate of Appropriateness approving the 14.08kW roof mounted solar array as depicted in the Site Plan submitted on October 17, 2025. Arthur Salman seconded the motion and all members voted in favor.

Chilton Deck - Certificate of Appropriateness- Owner Bruce Chilton- Applicant Matthew Braydich of Cort Contracting

Presentation of an application for a Certificate of Appropriateness to construct a new larger deck in place of existing deck on parcel 524427 located at 1288 Annandale Rd in the Barrytown and Historic Overlay District.

Applicant Representative Matthew Braydich was present in person. He reviewed the application to replace the small deck and stairs with a larger deck, the proposed materials and proposed railing design. There were no lighting changes.

The board members discussed whether this project needed review by the Design Review Committee, as this deck is not visible from the road. Ariadne Montare made a motion to refer this application to the Design Review Committee and set the date of the public hearing for December 1, 2025. Jay Quaintance seconded the motion and all members voted in favor.

Old Rhinebeck Aerodrome Master Plan – Special Use Permit- Applicant Rhinebeck Aerodrome Museum- Applicant Representative Kelly Libolt of KARC Planning Consultants
Presentation of a Special Use Permit Application for a Master Plan for Rhinebeck Aerodrome Museum on parcel 820860 located at 9 Norton Road in the RD3 District.

Kelly Libolt and Amy Argyrakis, from KARC Planning Consultants, and Tara Grieg, from Old Rhinebeck Aerodrome, were present in person. They began their overview of the application by explaining they based their submission on the 2020 Zoning Determination from Bob Fennell which designates the parcel as an Airport Facility Use, and they reviewed the five different parcels that make up the aerodrome. As three of those parcels are located in Rhinebeck and action is proposed on those parcels, they acknowledged that there would need to be a coordinated review.

Kelly Libolt gave an overview of the existing conditions which are made up of 130 acres total, 30 buildings, 2 driveways, private wells and a sanitary sewer. She briefly explained the conditions of the existing facilities as well as the physical constraints of the wetlands and buffer areas. She added that there are many buildings planned for removal.

Kelly Libolt named the Old Rhinebeck Aerodrome's three large goals:

- Add more climate controlled square footage for buildings
- Improve visitor experience by improving aesthetics and centralizing the experience by creating logical flow
- Maximizing the use of property by expanding activities and experiences

Further review of the submitted Master Plan described the entrances and parking. The pedestrian access and employee entrances will remain the same and the entrance located on Stone Church Road will double as the fire and safety entrance. The proposed parking area west of Norton Rd will be centralized and contain approximately 480 parking spaces. The parking area would remain mostly unpaved, and some grading of the area would be needed.

The board members asked if any of the existing wells were identified and for a brief explanation of the size of the septic system needed. Kelly Libolt clarified that the wells were identified on the utilities plans and explained the size of the septic system would not be significant as it is

based on the number of bathrooms, water supply sources, and food areas rather than proposed occupancy.
Kelly Libolt reviewed the renderings of the following proposed buildings:

- The Coughlin Maintenance Building is an airplane hangar built into the hill and therefore will be one story tall on one end, and two stories tall at the other. The hangar design will allow planes to enter directly into the building from the runway. The architectural design is based on existing aviation styles. The building is intended for maintenance and display.
- The P-2 building is 25,000 sq ft one story building intended to store and display the majority of the planes and double as the ticketing area and retail and coffee shops.
- The new walkway and covered bridge is an elevated walkway adjacent to the wetlands area and be ADA accessible.

The board members discussed the zoning determination form issued by Bob Fennel in 2020 and questioned whether the designation of Airport Facility Use still applies with this proposal. Kelly Libolt explained that they submitted definitions of each proposed use because a determination as an airport facility allows for multiple principal and accessory uses with separate Special Use Permits. As the applicants are currently allowed to expand existing structures by 50% expansion, the board members discussed if the existing structures square footage versus the square footage of the new buildings were within that allowance.

The board members requested the applicants provide documentation to show how they meet the existing conditions for an Airport Facility Use.

The board members asked if this was intended as a phased project. The applicants confirmed that it was but wanted to complete the Master Plan process first. The board members requested the applicants submit a phasing schedule.

Kristina Dousharm suggested the applicant consider requesting a use variance with the Zoning Board of Appeals to allow a museum as a second use on this parcel.

The applicants asked if the board would like any additional information for their review. The board members responded they would like to see historical and architectural compatibility among the buildings, details on way finding signage, and conceptual lighting details.

Town planner, Ted Fink, requested the applicants provide details regarding the phrase “complimentary activities”. He asked for additional explanation of the proposed café and coffee shop, and if they thought about future restaurants. He also requested the applicants provide a specific operation schedule.

Ted Fink suggested the applicants provide a traffic analysis. The board members discussed how traffic analysis works with a SEQR review as that review has a five-year timeline. The applicants offered to submit ITE data as well as existing and proposed attendance information. The board requested the applicants submit generalized traffic information.

Town engineer, Brandee Nelson, added that information of soil testing, evidence adequate water supply wells are available and calculations of stormwater runoff would be needed.

<u>**OTHER BUSINESS**</u>

Lead Agency Request from the Town Board for Winnakee Camp Rising Sun CPF Project

The board members reviewed the request for lead agency from the Town Board for acquisition by the Town of Red Hook of a conservation easement and public access easement with respect to an approximately 142.62 acre parcel of property. Arthur Salman made a motion to accept the Town of Red Hook as Lead Agent. Jay Quaintance seconded the motion, and all members voted in favor.

Local Law A and Local Law B&C

The Planning Board is tasked with reviewing the proposed Local Laws, A, B & C to submit any necessary comments to the Town Board, and to review the LWRP consistency determination. Local Law A and Local Laws B & C are revised laws drafted in response to the annulment of Local Law 1 of 2025 by the Supreme Court of the State of New York. The court found that the Town Board defined a "boat club" with a definition that was beyond its legal authority and, by not considering the future eminent domain proceedings, the Town segmented the SEQR review s and thereby violated the SEQR review process.

Al Trezza spoke out and pressed the Planning Board to maintain their earlier findings and submitted a copy of the deed stating Edgewater owned the road and it could not be used for a public park.

The board members discussed why Local Law 1 of 2025 was annulled and debated if SEQR of the eminent domain acquisition should be considered during the review of these revised laws. Arthur Salman added he felt that both the acquisition of the parcels and the creation of the park should be considered. Sam Phelan interpreted the court's ruling only applies to the acquisition and therefore only the acquisition should be considered with the review of Local Laws A, B & C.

Roland Page commented on the discrepancies in the language of Local Law A and in the Public Hearing notice noting that the language implies the Town Board will use the funds from the Community Preservation Fund to purchase the Boat Club parcels.

The board members reviewed the Supreme Court's decision and concluded that the ruling requires that both the acquisition and the creation of the park must be considered during any SEQR review.

The board members began the review of Local Law C with the intention of making recommendations to the Town Board, however, the board members disagreed on whether they would need to consider the broader actions of the acquisition and creation of the park at this point of their review. The board members discussed holding a special meeting to give time for each board member to review the documents and return with written comments and continued their review of the laws.

Arthur Salman suggested the proposed definition of a boat club, "an association of persons forming a membership organization", would no longer apply to the Boat Club once the Town takes ownership of the parcels. Sam Phelan disputed this interpretation because the Use Table gives boat clubs, docks, and boat ramps all the same allowances and restrictions.

The board members discussed whether Local Law C was amending Local Law of 2025 that was annulled, or a whole new law. Jay Quaintance clarified that Local Law C is an amendment of an existing zoning ordinance, 143-107.

Jay Quaintance stated that there is an existing boat club and this law addresses new boat clubs. He explained the Planning Board should consider the intent of codifying the parameters of a boat club operation and should question why the law is necessary now.

Jay Quaintance suggested the board members verify if the definition of a boat club is consistent with definitions of other clubs: e.g., hunting club, fishing club, etc. He also suggested the board review the sections of the code that pertains to public parks to see if it addresses the same environmental issues that are addressed within the definition of a boat club.

Kristina Dousharm asked if Marinas were permitted prior to the adoption of Local Law 1 of 2025.

Ariadne Montare commented that the language lifted from the LWRP should not be put directly into the law.

Arthur Salman questioned if the language “associate docks and boat ramps” is intended to encompass boat ramps and docks with boat clubs.

The board members agreed to hold a Special Planning Board meeting Monday, November 10, 2025, at 6:00 pm. Sam Phelan requested the board members review the documents and submit their questions/recommendations on a) Local Laws A, B and C and B) the consistency of Local Laws A, B and C and Eminent Domain with the LWRP to Katie prior to the meeting.

ADJOURNMENT

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

The next regular meeting of the Town Planning Board will take place on Monday November 17, 2025. Only new applications received by noon November 7, 2025, and continuing submissions received by noon November 10, 2025, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board