

**Town of Red Hook Planning Board**  
**Approved Minutes / Monday January 5, 2026**

**6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION** Chairperson Sam Phelan, began the meeting at 6:35pm. The board members present at the Town Hall were Arthur Salman, Maxine Coleman, Ariadne Montare, and Jay Quaintance. Board Member Nancy Low-Hogan was absent. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Brandee Nelson were present via Zoom.

Jay Quaintance made a motion to approve the December 15, 2025, Planning Board meeting minutes. Ariadne Montare seconded the motion, and all members voted in favor.

**PUBLIC HEARINGS**

**Link Shed- Certificate of Appropriateness – Applicants Edward and Janice Link**

Public Hearing for an application to install item 4 stone and a 12 ft x 24 ft shed on parcel 858533 located at 4925 Route 9G in Tivoli

Ariadne Montare made a motion to open the Public Hearing. Maxine Coleman seconded the motion, and all members voted in favor. Applicant Janice Link was present in person and gave a brief overview of the design, color and location of the proposed shed.

The board members asked if the shed was installed already, when the temporary tent would be removed, and if the antique hitch wagon was still planned to be added. Jancie Link confirmed that the shed was installed, the tent would be removed once the shed's ramp was installed, and they are planning on adding the hitch wagon to the east side of the shed.

There was no public comment.

The board members reviewed the comments from the Design Review Committee which recommended the Planning Board grant the Certificate of Appropriateness.

Jay Quaintance made a motion to close the Public Hearing. Ariadne Montare seconded the motion, and all members voted in favor.

The board members reviewed the Certificate of Appropriateness and amended the conditions to add that the applicants will park the hitch wagon on the east side of the shed. Jay Quaintance made a motion to approve the CoA. Ariadne Montare seconded the motion, and all members voted in favor.

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

Public Hearing for 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

Ariadne Montare made a motion to open the Public Hearing. Maxine Coleman seconded the motion and all members voted in favor.

Jan Borchert was present in person and reviewed the existing structures on the property as well as the overall landscape of the parcel. He added that this subdivision is intended to separate the existing factory building from an area that could be developed for a residence. The proposed driveway is intended as a shared driveway for both parcels.

The board members discussed the intention for the future driveway, asking if there would be a shared driveway easement. Jan Borchert clarified that it would be in the owner's best interest to have a driveway easement and the existing trail planned for conversion of the new driveway will need to be further developed.

The board members discussed the circulation for Lead Agency and noted that they did not receive a response from the DEC. Town Planner, Ted Fink, suggested the applicant send a letter to both the DEC and Natural Heritage Program to establish if and where any Blanding Turtles were present. Jan Borchert responded that letters were sent to both of those agencies, and he reviewed their responses. He added that the responses were included in his submission from December 26, 2025.

The board members requested that the applicant add a note on the map to address the need for DEC permits before developing the driveway.

Public Comment was heard as follows:

Jeff Lewis, a resident and neighbor, raised concerns regarding the future use of the parcel as any plans for the use of the larger parcel and factory building were unclear. As his property is located adjacent to this parcel, he is concerned that future development will negatively impact his property.

The board members responded to Jeff Lewis, that although his concerns are valid, they believe separating the factory building will create more opportunity for future development, which will positively impact the neighborhood and his property.

Ariadne Montare made a motion to close the public hearing. Arthur Salman seconded the motion and all members voted in favor.

7:55 pm Maxine Coleman left the meeting.

### **OLD BUSINESS**

#### **Old Rhinebeck Aerodrome Master Plan – Special Use Permit- Applicant Rhinebeck Aerodrome Museum- Applicant Representative Kelly Libolt of KARC Planning Consultants**

Continued discussion 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.

Tara Grieb, of the Old Rhinebeck Aerodrome and Amy Argyakis, of KARC Planning Consultants, were present in person. Kelly Libolt of KARN Planning Consultants was present via zoom. Kelly Libolt and Amy Argyakis gave a brief overview of the updates which included:

- Relocated septic facilities
- EPOD and Sawkill Tributary added to Site Plan
- Location of proposed stormwater infiltration practices added to Site Plan
- Images of Shuttleworth Aerodrome included for comparison

The board members discussed the anticipated average day trips and associated parking. They added that it is important to review parking at this time as none of the future phased projects would require a traffic study with DOT. Kelly Libolt addressed these concerns by stressing the applicants intend to make these changes to house the existing planes and equipment which will not expand their operations but will only continue to draw in the same number of visitors each day of operation. The board members requested the applicant provide any information related to events that may utilize the majority of the parking spaces.

The board members reviewed the Part 2 EAF.

Jay Quaintance made a motion to set a Public Hearing for February 2, 2026. Ariadne Montare seconded the motion, and all members voted in favor.

### **NEW BUSINESS**

#### **Oriole Mills/ RH Golf Course Lot Line Alteration – Applicant Ian Schaad – Applicant Representative – Gary Christensen**

Presentation of an application to transfer approximately 2.4 acres of land from parcel 475935 located at 211 Oriole Mills Road to parcel 540093 located at 650 Route 199. The parcels are located in the RD3 and Water Conservation Districts.

Applicant representative Gary Christensen was present in person. Applicant Ian Schaad was present via zoom. Gary Christensen explained that Ian Schaad now owns the 210 Oriole Mills property and wants to adjust the lot line to provide more space near the 4<sup>th</sup> and 5<sup>th</sup> holes of the adjacent golf course.

Ariadne Montare made a motion to set a Public Hearing for February 2, 2026. Jay Quaintance seconded the motion, and all members voted in favor.

### **OTHER BUSINESS**

### **ADJOURNMENT**

There being no further business before the board, Ariadne Montare 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 Monday, February 2, 2026. Only new applications received by noon, January 23, 2026, and submissions for continuing applications received by noon, January 26, 2026, will be considered at the next meeting.

Respectfully submitted,  
Katie Khakhar  
Clerk for the Board