

Town of Red Hook Planning Board
Approved Minutes / Monday February 2, 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 Ariadne Montare, Jay Quaintance, and Member Nancy Low-Hogan. Board member Arthur Salman was present via zoom. Board member Maxine Coleman 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 January 5, 2026, Planning Board meeting minutes. Ariadne Montare seconded the motion, and all members voted in favor.

PUBLIC HEARINGS

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

Public Hearing for 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.

Nancy Low-Hogan made a motion to open the Public Hearing. Jay Quaintance seconded the motion and all members voted in favor.

Applicant representative Gary Christensen was present in person. Applicant Ian Schaad was present via zoom and gave a brief overview of the proposed lot line alteration.

The board asked for the status of the previous applications to remove trees from a large area of the golf course. Gary Christensen responded that they received the necessary permits to remove the trees, but due to financial reasons, they are not planning on removing any trees this year.

There were no public comments.

The board members reviewed the SEQR Type 2 Action Resolution. Nancy Low- Hogan made a motion to approve the resolution. Ariadne Montare seconded the motion, and all members voted in favor.

The board members reviewed the approval resolution. Nancy Low-Hogan made a motion to approve the resolution. Ariadne Montare seconded the motion, and all members voted in favor.

Ariadne Montare made a motion to close the Public Hearing. Nancy Low-Hogan 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

Public Hearing for 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 Kelly Libolt and Amy Argyakis, of KARC Planning Consultants, were present in person.

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

Kelly Libolt reviewed the parcel locations and their sizes, the ZEO determination, the submitted applications and the existing conditions which included the on-site buildings and the proposed future use or planned removal of those buildings. The applicants also reviewed the Master Plan that includes the proposed History of Flight Museum building, the Coughlin Building, a new covered walkway and two new possible hangers.

The board members asked for clarity regarding the location of the new walkway. The applicants responded that the new walkway would stay in approximately the same area.

The board members asked how the Aerodrome would manage road crossings from the parking lot over Norton Road to the entrance. The applicants explained that there is an existing zebra crossing there and they have workers directing traffic during air shows.

The board discussed if there were any provisions in the Master Plan for the possibility of increased attendance or growth, especially as they plan to open the History of Flight building to the public more days of the year. The applicants responded that further development such as ADA accessibility, grading and improving the parking areas, would be looked at more closely with each future Site Plan application.

The board requested the applicants submit one complete Master Plan before the next Planning Board meeting.

Public comments were heard as follows:

Philip J. Willims Sr. spoke in favor of the beautification of this area and project. He requested the applicants not use old siding to make the buildings look old. He added that the Planning Board Members should remember that this is in a residential area and the applicants should consider adding landscaping and make any necessary roadway improvements.

Cara Kiewel, a Zoning Board of Appeals member for the Town of Rhinebeck asked if the operating hours would change for special events and if any alcohol would be served.

Kelly Libolt responded that currently the Aerodrome operates from 10 am – 5 pm. Special events are held outside of those hours, but within noise ordinance hours. These operations would continue. Kelly Libolt added that alcohol is not currently served on premises as the applicants do not have a liquor license. However, the applicants will apply for a liquor license to serve alcohol at future special events or possibly in the proposed coffee shop area. These decisions are subject to the liquor authority.

Ted Fink noted that he is currently reviewing the Part 3 EAF and will have that document ready for review at the next Planning Board meeting on March 2, 2026.

The board members asked for clarification as to the hours of operations that are available for the public. Tara Grieb answered that the Aerodrome museum hours are 10 am – 5 pm. Air Shows are only on the weekends. The Aerodrome operates from May 1- October 31 and is closed to the public from November 1- April 30.

Nancy Low-Hogan made a motion to close the Public Hearing. Ariadne Montare seconded the motion, and all members voted in favor.

OLD BUSINESS

Spring Lake Road Minor Subdivision- Applicant Mathilde 307 LLC – Applicant Representative 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

Chairman Sam Phelan recused himself due to a potential conflict of interest. Jay Quaintance served as acting Chairman.

Applicant representative Ryan Loucks, of Crawford & Associates, was present via zoom. The board members discussed the need to withdraw the EAF submitted December 26, 2025. This application is for a two-lot subdivision, and the newly created lot is being proposed for a future single-family dwelling with a shared driveway. Both the existing warehouse and future family dwelling will have a new septic system and well. Therefore, two other agencies are involved with this project. When the applicant submitted the updated EAF in December, they removed the other involved agencies, which create segmentation. The applicant has formally withdrawn the EAF from December and requested the Planning Board use the EAF submitted November 18, 2025.

The board members reviewed the Part 2 and Part 3 EAF's.

The board members reviewed the SEQR Resolution. Ariadne Montare made a motion to approve the SEQR Resolution. Nancy Low-Hogan seconded the motion, and all members voted in favor.

The board members reviewed the approval resolution. Ariadne Montare made a motion to approve the resolution. Nancy Low-Hogan seconded the motion, and all members voted in favor.

Arthur Salman left the meeting.

Sam Phelan returned to the meeting.

NEW BUSINESS

The Root Cellar Site Plan – Applicants Harrison Forman and Daniel Liebel of The Root Cellar Winery

Preliminary meeting for a Site Plan Application to establish a wine production facility on parcel 980090 located on 231 Pitcher Lane in the Agricultural Business District

Applicants Harrison Forman and Daniel Liebel were present in person. They reviewed the application for a change of use to establish a fruit-based winery and cidery at Grieg Farms, at 231 Pitcher Lane. The winery will be operated out of an existing warehouse building located on the easternmost barn. The applicants proposed to install one unlit sign in the front of the building and a glycol chiller in the rear. The building will be for production and will not be open

to the public for sales. The applicants proposed needed five parking spaces in the existing parking lot for possible future employees, but currently need only two spaces for themselves.

The board members discussed how much of the operation would be processed at this location. The applicants clarified that 100% of the processing would happen at this location and that includes pitting, macerating, fermenting, milling, pressing, etc. They added all fruit waste would be added to the existing compost area.

Nancy Low-Hogan asked what types of vehicles would be coming to the site. Harrison Forman responded that they expect box and cargo trucks when delivering fruit.

Jay Quaintance asked if they were planning to bottle on site. The applicants confirmed they planned to ferment in kegs, which would be stored there, and bottling would also happen on site.

Nancy Low-Hogan asked how they decide if the fruit would be processed into wine, beer, or cider. The applicants clarified that only wine and cider would be made here as beer and wine are not permitted to be processed in the same facility as per NYS law.

The board members discussed how the building would be secured at ingress and egress. The applicants explained that the two exit doors are one-way locks, and exit only, and the bay doors are secured with a deadbolt.

The board members discussed that these types of uses were allowed on agricultural parcels to support the farmers and asked how the applicants would support Grieg Farms. The applicants explained that they will rent one acre of land from Grieg Farms as well as purchase fruit from other local farmers.

The board members added that they will request an annual report to show how much produce is being purchased and from which farms they were purchased.

Ariadne Montare made a motion to set a Public Hearing for March 2, 2026. Nancy Low-Hogan seconded the motion, and all members voted in favor.

The board members requested the applicants submit an updated owner's consent form, a rendering of the proposed sign, and to update their business proposal with any possible missing information such as no storage of produce, not used as retail space, etc.

OTHER BUSINESS n/a

ADJOURNMENT

There being no further business before the board, Nancy Low-Hogan 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, March 2, 2026. Only new applications received by noon, February 20, 2026, and submissions for continuing applications received by noon, February 23, 2026, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board