

Town of Red Hook Planning Board
DRAFT Minutes / Monday March 2, 2026

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION Chairperson Sam Phelan, began the meeting at 6:40pm. The board members present at the Town Hall were Ariadne Montare, Jay Quaintance, Arthur Salman, Maxine Colmena, and Nancy Low-Hogan. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Brandee Nelson were present via Zoom.

Ariadne Montare made a correction to the minutes from the February 2, 2026, Planning Board meeting, noting that the Old Rhinebeck Aerodrome did discuss possibly serving alcohol in their coffee shop as well as special events. Jay Quaintance made a motion to approve the amended minutes. Ariadne Montare seconded the motion, and all members voted in favor.

PUBLIC HEARINGS

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

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

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

Applicants Harrison Forman and Daniel Liebel were present in person, reviewed the proposed sign design and gave a brief overview of the project to establish a wine production facility. They further explained that this facility will be used for production and packing and shipping and they will be leasing one acre of land from Greig Farm. This facility will not be open to the public for retail purposes.

The board members asked questions regarding the alcohol content of the fruit wines and ciders that will be produced on site. Harrison Forman explained that apple wines and fruit wines have a similar alcohol content to grape wines and would be labeled as such, especially as it is necessary for tax purposes. Their standard ciders contain 5%- 6.9% of alcohol and are taxed as ciders.

The board members asked for details regarding deliveries. The applicants explained that they anticipated most of their deliveries were going to be made by them and occasionally by a box truck. The deliveries will be made at the loading dock near the main entrance.

Public Comment was heard as follows:

Linda Keeling, present via zoom, asked if there would be handicapped parking for patrons or employees and added that what currently exists is not in compliance as the surface is only ground and not clearly labeled. She also spoke in favor of the project as it will utilize products from the farm.

The applicants responded that this business would not be open to the public and would be owner operated.

The board members suggested the applicants reach out to the landlord to remedy the unclear labeled ADA parking spaces.

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 Type 2 Action Resolution. Ariadne Montare made a motion to approve the resolution. Maxine Coleman seconded the motion and all members voted in favor.

The board members reviewed the Approval Resolution. The board members debated the language that would restrict the Root Celler to comply with the original Special Use Permit for the Farmer's Market building and could only operate during daylight hours. As this facility was not open to the public nor would it be operating as a retail space, the board members changed the language of the resolution to remove conditions #1 and #2b and will amend the resolution to add that the applicants will comply with the state farm productions laws.

Ariadne Montare made a motion to approve the resolution based on the revisions made by the Planning Board and allow Chairman Sam Plan the authority to sign the amended resolution. Arthur Salman seconded the motion and all members voted in favor.

NEW BUSINESS

Jennings Site Plan and Special Use Permit- Applicants Beth and Eric Jennings-

Presentation of an application to construct a residential home in the flood fringe overlay on parcel 575168 located at 299 Lasher Road in the RD3 Zoning District.

Applicant Beth Jennings was present via zoom. Beth Jennings explained that they purchased 299 Lasher Rd approximately six years ago. The house on the parcel at the time of purchase has

now been removed, and the applicants are looking to construct a new residence. Beth Jennings confirmed that the new house would be in approximately the same location as the previous house. Also, currently there is a driveway, well, septic and a pole barn on the property.

Town Planner, Ted Fink, clarified that the applicants would need a Flood Plain Development Permit from the Planning Board.

Town Engineer, Brandee Nelson with Tighe & Bond explained that since the state changed their wetlands regulations in 2025, there needs to be a state jurisdictional determination that is specific to this project. The applicants will need to forward their survey to the DEC. Brandee Nelson further explained that because this project is in the flood plain, a land surveyor needs to set a benchmark to determine a vertical elevation and building lines need to be established above the flood elevation line. Brandee Nelson also recommended the applicants reach out to DC Dept. of Health to discuss if the septic system shown on the plans is still viable for a new construction house.

Choinsky Lot Line Alteration – Applicant Ralph Choinsky and Alison Link –

Presentation of an application for a lot line alteration to transfer approximately 13.1 acres from parcel 044064 to parcel 105035 located at 578 Budds Corners Road in the RD3 zoning district.

Applicants Ralph Choinsky and Alison Link were present in person. Alison Link reviewed the application to alter the lot line of two land locked parcels on Budds Corners Road that will create two parcels roughly of equal size.

The board members asked for clarifications regarding the existing right of way. The applicants explained that there is an existing right of way through the neighboring parcel for parcel 105035. The proposed altered lot line was designed such that the right of way with the neighboring parcel would allow access to parcel 044064 and then the applicants would create an additional right of way for access over parcel 044064 for parcel 105035.

The board members asked for copies of the deed to both parcels to show the existing rights of way.

The board members suggested the applicants alter the proposed lot line adjustment to leave the existing right of way intact and then create a right of way over parcel 105035 for parcel 044064.

3974 Route 9G/Viewpoint LLC/ Rolin Fields- Site Plan – Applicant Viewpoint LLC / Michael Sarandon

Presentation of an application to construct an addition to create an enclosed ADA ramp that will connect the upper mezzanine with the field level on parcel 504105 located at 3794 Route 9G in the RD3 zoning district.

The applicants and owners of Rolin Fields were present in person. They gave an overview of their indoor play area business and explained currently there are ADA accessible trailer bathrooms located outside which are reachable from paved walkways. The proposed extension will create a covered ADA accessible entryway to either the first or third tier of the play and viewing spaces.

The board members reviewed the memo from Brandee Nelson. They requested the applicants update the Site Plan to include the missing information Brandee Nelson described in her memo, to include such things as the location of ADA parking and accessible routes, the location and condition of outdoor lighting and any signage information. The board members recommended that if the applicants intend to make any signage changes, they should do so with this Site Plan review to streamline the process.

The board discussed what the proposed addition would look like. They requested the applicants submit an elevation rendering and images of current conditions.

The board members explained this application will need to be reviewed by DC Department of Planning as they are located on Route 9G, which requires 30 days for that review. Ariadne Montare made a motion to set a Public Hearing April 6, 2026. Nancy Low-Hogan seconded the motion, and all members voted in favor.

The board members reviewed the Type II Action Resolution. Jay Quintaince made a motion to approve the resolution. Ariadne Montare seconded the motion.

OTHER BUSINESS n/a

ADJOURNMENT

There being no further business before the board, Nancy Low-Hogan made a motion to adjourn the meeting. Arthur Salman seconded the motion and all members voted in favor.

The next regular meeting of the Town Planning Board will take place on Monday, March 16, 2026. Only new applications received by noon, March 6, 2026, and submissions for continuing applications received by noon, March 9, 2026, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board