

Town of Red Hook Planning Board
Approved Minutes / Monday March 16, 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, and Nancy Low-Hogan. Board members, Arthur Salman and Maxine Colmena were absent. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultant Ted Fink and attorney Jennifer Gray were present via Zoom.

PUBLIC HEARINGS – N/A

NEW BUSINESS

Mansfield Pool and Fence Certificate of Appropriateness- Applicant Thomas Mansfield

Presentation of an application for a Certificate of Appropriateness to install a wave pool and surrounding fence on parcel 230844 located at 55 Old Post Road North in the Upper Red Hook Hamlet District

Applicant Thomas Mansfield was present in person and gave an overview of his project to install a wave pool and surrounding fence. He explained that the pool would be partially inground and approximately two feet would be above ground.

The board asked for clarity regarding the fencing. Thomas Mansfield responded that the fence will be made of pressure-treated wood fence posts and pool code compliant wire mesh will surround the pool on three sides and connect to the existing barn which will act as the fourth side pool surround. Thomas Mansfield further explained he will be adding additional plantings that will match what is currently there.

The board members discussed the possibility that the Design Review Committee will object to the fence design as it will not match the historical character found in the Hamlett District. Thomas Mansfield explained that the pool will have a stone design on three sides and emphasized that he plans on planting many bushes to provide privacy and block the view from the road.

The board members submitted the application for review from the Design Review Committee. Ariadne Montare made a motion to set a Public Hearing for April 20, 2026. Jay Quaintance seconded the motion and all members voted in favor.

OLD BUSINESS-

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

Continued Discussion 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.

Amy Argyakis, KARC Planning Consultants, and their attorney Joshua Mackie were present in person. Sam Phelan reviewed the Rhinebeck Aerodrome's so far and explained that the Planning Board was ready to review the Part 3 EAF.

Town Planner, Ted Fink, reviewed the progress made with the Old Rhinebeck Aerodrome regarding the SEQR review process and explained that the Part 3 EAF is still being reviewed at this time.

The board members reviewed the letter from the Old Rhinebeck Aerodrome Board of Trustees. Amy Argyakis emphasized this letter focused on the Aerodrome's desire for preservation and not on expanding marketing activities or creating new revenue streams.

A member of the public asked if the Planning Board would hear any questions. Sam Phelan explained that as the Public Hearing was closed, the Planning Board could not hear comments or questions from the public. Sam Phelan added that the Planning Board is allowed to hear from advisory committees and boards.

Attorney Jennifer Gray further explained that the Public Hearing was closed for comments and because the board did not leave the Public Hearing open for written comments, the board also cannot accept written comments from the public.

Laurie Husted, chairperson of the Conservation Advisory Committee, reviewed a letter submitted by the CAC. The letter stated that the proposed History of Flight building possibly encroaches on the wetland buffer. Laurie Husted stated that a more detailed wetland delineation map would be needed to clarify the proximity of that building to the wetland buffer as well as the locations of the other proposed buildings and their proximities to wetlands. The board members discussed the locations of the wetlands and the proposed buildings with the CAC members.

Laurie Husted also spoke about the CAC's concerns regarding tree clearing near the wetlands, and the native salamanders. This wetland area is a natural habitat for salamanders, and they

can be seen crossing Norton Road. She added that Norton Road is classified as a scenic roadway.

The board members responded that there are no standards for scenic roadways. Jennifer Gray clarified that there are no standards for scenic roadways within local codes, but this is relevant for SEQRA review. Jennifer Gray further added that she was unsure if Norton Road is classified as a scenic road as per the Town's or the State's designations. Ted Fink referenced the 2006 Town of Red Hook's Open Space Plan and confirmed that Norton Road was identified in the inventory of scenic roads, however, Norton Road is not a part of the official scenic corridor and is not regulated by any zoning codes.

The board members discussed the removal of trees from the wetlands near the entrance of the Aerodrome and added that part of the Master Plan should include a resource management plan, landscaping plan and planned tree coverage.

Although incomplete, the board members reviewed the Part 3 EAF. Jennifer Gray clarified that if any past reports are relevant to the Part 3 EAF, there should be citations and references to those documents.

The board members noted that the Public Hearing was closed on February 2, 2026, and confirmed with the attorney Joshua Mackie to extend the deadline for approval. Nancy Low-Hogan made a motion to extend the approval deadline to June 2, 2026, Ariadne Montare seconded, and all members voted in favor.

Attorney Stegner, present in person, raised his concern that if the board extends the approval deadline, public comments should be heard.

OTHER BUSINESS

Shafer Hudson Valley Extension Request- Current deadline is April 1, 2026. Jay Quaintance made a motion to extend the deadline to October 1, 2026. Ariadne Montare seconded the motion and all members voted in favor.

8:15 pm Ariadne Montare left the meeting

ADJOURNMENT

There being no further business before the board, Sam Phelan closed the meeting.

The next regular meeting of the Town Planning Board will take place on Monday, April 6, 2026. Only new applications received by noon, March 27, 2026, and submissions for continuing applications received by noon, March 30, 2026, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board