

**Town of Red Hook Planning Board**  
**Approved Minutes / Monday April 6, 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 Maxine Coleman, Jay Quaintance, and Nancy Low-Hogan. Board members, Arthur Salman and Ariadne Montare 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: The Old Rhinebeck Aerodrome Master Plan application is not included on this meeting agenda but will be placed back on the agenda when the Planning Board receives a complete SEQRA part 3 from the applicants.

**PUBLIC HEARINGS –**

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

Public Hearing for an application to construct an addition to create an enclosed ADA ramp that will connect the upper mezzanine entrance to the building with the field level inside the building on parcel 504105 located at 3794 Route 9G in the RD3 zoning district

Applicants were present in person and gave a brief overview of the project to construct an addition creating an enclosed ADA compliant ramp entrance. The applicants reviewed the location of ADA parking spaces and the materials of pored concrete, corrugated steel siding and EPDM roof which will match the existing materials.

The board members asked for clarification regarding the accessible parking aisle. The applicants confirmed that the parking aisle was one parking space wide and complied with ADA regulations.

The board reviewed the public comments submitted via email by Linda Keeling addressing ADA parking compliances and indoor ADA accessibility.

Brandee Nelson confirmed the ADA minimum requirement for the parking aisle was 8 feet wide and one access aisle. The proposal from the applicants met this requirement. The board members clarified that the interior ADA compliances fall outside the Planning Board prevue and is enforceable by the Building and Zoning Department.

Nancy Low-Hogan made a motion to close the public hearing. Jay Quaintance seconded the motion and all members voted in favor.

The board members reviewed the response from DC DPD noting it was declared as a matter of local concern.

The board reviewed the approval resolution. They amended the resolution to exclude condition A.1 which required the applicants to revise the proposed ADA accessible parking spaces. Nancy Low-Hogan made a motion to approve the resolution. Maxine Coleman seconded the motion and all members voted in favor.

### **NEW BUSINESS**

#### **the nest@grieg farm Site Plan - Applicant Anusheh Byrne and Samantha Nadal**

Presentation of an application to establish an agricultural education program on parcel 896812 located at 150 Pitcher Lane in the agricultural zoning district

Applicant Samantha Nadal was present in person; Applicant Anusheh Byrne was present via zoom. Samantha Nadal gave an overview of the application to establish an outdoor agricultural education program at 150 Pitcher Lane. The program is primarily an outdoor education program staffed by a small team of 2-3 adults for kids aged 3-5 years old with the possibility of future classes being held for kids aged 5-10 years old. The classes will begin at the O-Zone at 150 Pitcher Lane. The staff and students will utilize existing trailways to walk from the O-Zone to local fruit fields and to visit the goats and the farmers market at 221 Pitcher Lane. There will be, at most, two class sessions between the hours of 9am – 3pm, with a buffer time between the two classes to allow for easier student pick up and drop offs.

The applicants plan to use the existing parking areas and to encourage parents to use the existing circular parking layout on the east side of the building.

The board members asked for clarification regarding any Department of Health requirements or state issued day care licenses. Anusheh Byrne explained that short seasonal programs do not require a license and themed weekly camps, such as their farm themed education program, are exempt from DOH requirements.

The board members questioned how many students were expected for enrollment. Samantha Nadal responded that they expected no more than 20 students per class and they are planning to maintain the state recommended student to teacher ratios. The board members discussed whether a cap on the number of students would be necessary.

The board members discussed the planned hours of operation and when the classes would be held. Samantha Nadal responded that the classes will as week-long sessions held Monday-Friday throughout the months of July and August to align with the fruit picking seasons.

The board members requested the applicants add the proposed traffic flow patterns, locations of the teacher monitored drop-off sites, and the total number of parking spaces available to their site plan. They also requested the applicants confirm there was no proposed lighting needed, update their narrative for accuracy, and submit DOH information regarding exemptions for themed camps.

The board members reviewed the Type 2 Resolution. Jay Quaintance made a motion to approve the resolution. Maxine Coleman seconded the motion, and all members voted in favor.

Maxine Coleman 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-** N/A

**OTHER BUSINESS –** N/A

**PUBLIC COMMENTS-** There were no public comments.

#### **ADJOURNMENT**

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

The next regular meeting of the Town Planning Board will take place on Monday, April 20, 2026. Only new applications received by noon, April 10, 2026, and submissions for continuing applications received by noon, April 13, 2026, will be considered at the next meeting.

Respectfully submitted,  
Katie Khakhar  
Clerk for the Board