

**Town of Red Hook Planning Board**  
**DRAFT Minutes / Monday April 20, 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 Arthur Salman, Ariadne Montare, Jay Quaintance, and Nancy Low-Hogan. 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.

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 –**

**Mansfield Pool and Fence Certificate of Appropriateness- Applicant Thomas Mansfield**

Public Hearing for 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

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

Applicant Thomas Mansfield, present in person, gave a brief overview of the project to install a wave pool and fence. The board members discussed the size of the pool and the fence requirements. They reviewed the design of the fence and reiterated the importance of the proposed landscaping.

The board members reviewed the comments from the Design Review Committee sent March 16, 2026, and April 3, 2026, that recommended the Planning Board grant a Certificate of Appropriateness as the proposed pool was small in size and well screened from the neighbors.

There were no public comments.

Nancy Low-Hogan 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. Nancy Low-Hogan made a motion to approve CoA. Ariadne Montare seconded the motion and all members voted in favor.

**the nest@grieg farm Site Plan and Special Use Permit - Applicants Anusheh Byrne and Samantha Nadal**

Public Hearing for an application to establish an agricultural education program on parcel 896812 located at 150 Pitcher Lane in the agricultural zoning district

Applicants Anusheh Byrne and Samantha Nadal, present in person, gave a brief overview of the application to establish an outdoor children's program. The board members asked for clarification of the pickup and drop off locations as well as what was planned for days with poor weather. The applicants noted the pickup and drop off locations on the south side of the buildings and clarified that on rainy days they can utilize a few different locations such as a sunshade area near the goats and some indoor areas, but stressed that this was primarily an outdoor program

The board members reviewed the updated program description submitted by the applicants on April 13, 2026. The board members asked how the applicants would manage the program if they were to transition to an older age group. The Applicants responded that they plan on continuing to operate the program outdoors and the children would be split up by age groups.

There were no public comments.

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

The board members reviewed the Site Plan and Special Use Permit Approval Resolution. The board members discussed whether the applicants have complied with the requirements for licensing exemptions from NYS and the Board of Health. The applicants responded that they could provide documentation from their website that informs parents they are exempt from these licensing requirements

Jay Quaintance made a motion to approve the resolution. Ariadne Montare seconded the motion and all members voted in favor.

## **NEW BUSINESS**

### **Schmidt - Garage/ Cottage Special Use Permit – Home Occupation Special Use Permit- Applicants Erik Schmidt and Sequoia Nero**

Presentation of two applications to construct a 1,408 sq ft garage/cottage and for a home occupation on parcel 810466 located at 230 Rokeby Road

Sequoia Nero, present in person, began the discussion by presenting the Special Use Application for the home occupation. Sequoia Nero reviewed the location of the proposed massage studio which would be placed in the existing shed, and the business proposal which included office hours of Monday-Friday 8:30 – 5:30. She added that the business would be moved to the proposed garage/cottage building after it was completed.

The board members confirmed with the applicant that there are only two accessory buildings that currently exist on the parcel; Currently there is a barn as well as one shed that will house the home occupation.

The board members discussed the issue regarding the placement of the accessory buildings as the zoning code dictated that accessory structures cannot be placed in front or side yards. The board members also discussed the allowed square footage of a home occupation and a cottage, noting that the submitted site plan showed a building that was approximately 1900 sq ft and the Town's Zoning Code allows for a maximum structure of 1500 sq ft. The board members requested that the applicant submit more detailed plans showing the interior of the proposed structure to ensure the applicants are complying with a maximum of 650 sq ft for a cottage and a maximum of 500 sq ft for a home occupation that are included inside a maximum 1500 sq ft accessory structure.

The board members discussed whether the garage and cottage accessory structure would be allowed if placed in the same location as the existing shed. Ted Fink reviewed code 143-126 subsection d which allows a replacement of a same size structure. The board members suggested the applicants apply for an area variance with the Zoning Board of Appeals if they wanted this structure in the proposed location.

Ariadne Montare made a motion to set a Public Hearing for the Special Use Permit for the home occupation on May 4, 2026. Jay Quaintance seconded the motion and all members voted in favor.

**OLD BUSINESS-** N/A

**OTHER BUSINESS -**

**Bridge Replacement Discussion-** Request for comments from NY Dept. of State regarding a bridge replacement on River Road.

Sam Phelan began the discussion regarding the bridge replacement on River Road by the NYDOS by explaining that the bridge requires some repair and there is a need for wider roads to accommodate pedestrians and a bike lane. The NYDOS requested comments from the Town of Red Hook Planning Board in their capacity as the Waterfront Advisory Council due to the location of the bridge.

The board members discussed the need to focus on the scenic quality of this bridge replacement, especially as this bridge is a part of the Empire State Trail.

The board members plan to continue this discussion at the May 4, 2026, Planning Board meeting.

**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. Ariadne Montare seconded the motion, and all members voted in favor.

The next regular meeting of the Town Planning Board will take place on Monday, May 4, 2026. Only new applications received by noon, April 24, 2026, and submissions for continuing applications received by noon, April 27, 2026, will be considered at the next meeting.

Respectfully submitted,  
Katie Khakhar  
Clerk for the Board