

Town of Red Hook Planning Board
DRAFT Minutes / Monday June 1, 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 Arthur Salman, Maxine Coleman, Jay Quaintance, and Nancy Low-Hogan. Board member Ariadne Montare was present via zoom. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Brandee Nelson were present via zoom. Attorney Jennifer Gray with Keane and Beane was present via zoom.

Sam Phelan reviewed the agenda and announced that the Planning Board would like the public hearing for the Old Rhinebeck Aerodrome to conclude at 9:00 pm and would continue at the next board meeting on June 15, 2026.

Jay Quaintance made a motion to approve the May 18, 2026, meeting minutes. Arthur Salman seconded the motion and all members voted in favor.

PUBLIC HEARINGS –

Schmidt - Garage/ Cottage Special Use Permit –Applicants Erik Schmidt and Sequoia Nero
Public Hearing for an application to construct a 1,497 sq ft mixed use accessory structure on parcel 810466 located at 230 Rokeby Road

Applicants Sequia Nero and Erik Schmidt were present in person reviewed the purpose of the proposed mixed use accessory structure that will house a carport, massage studio, and a cottage.

Erik Schmidt reviewed some of the proposed siding materials. The board members discussed the proposed lighting noting that they complied with zoning code.

Public comments were heard as follows:

Constance Holzmann, owner of a neighboring property, asked for information regarding anticipated traffic for the massage studio.

Sequoia Nero responded that she sees 0-12 clients each week with no more than two clients in one day

Arthur Salman 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 Type II SEQR Resolution. Jay Quaintance made a motion to approve the resolution. Maxine Coleman seconded the motion and all members voted in favor.

The board members reviewed the Special Use Permit Approval Resolution. Nancy Low-Hogan made a motion to approve the resolution. Jay Quaintance seconded the motion and all members voted in favor.

Old Rhinebeck Aerodrome Master Plan- Special Use Permit- Applicant Representative Kelly Libolt of KARC

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.

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

Sam Phelan stated that the Planning Board had received approximately 20 written comments through email and all have been made available to the public. Sam Phelan suggested that those who had submitted written comments could read their letters tonight.

Public Comments were heard as follows:

Tomas Wise expressed his belief that those speaking against these proposals have been misunderstood as most of those people are not opposed the Aerodrome but rather opposed the scale and the reasons for the changes. He expressed concerns regarding the financial assets of the facility as well as the following:

- The scale of the proposed buildings
- Unauthorized uses
- Expansion of events
- The need for a traffic study
- Aviation safety

He requested the board deny this application or require the applicants to provide additional studies.

Arthur Salman asked Tomas Wise if he is requesting that the Planning Board prevent the Aerodrome from allowing any of the proposed uses. Tomas Wise responded that he believes they should revert to a non-conforming use.

Sam Phelan asked Tomas Wise why he believed tree cutting would be prohibited. Tomas Wise responded that the trees in the wetlands should not be removed.

Jennifer Breslin voiced concerns that the application as it is proposed changes the facility from seasonal use to a much bigger operation, adding that they should not be allowed to expand indefinitely. She further added that the noise from the air shows is very loud, it would become problematic if the number of shows were to increase.

Sam Phelan asked Jennifer Breslin to clarify why she believes the Aerodrome would increase the number of air shows, given the applicant's statement that the number

would remain the same. Jennifer Breslin responded that she wants assurance that the air show operations will remain as they are now.

Marcus Wise voiced concerns with the scale of the proposed buildings. He is also voiced concerned that the changes already made are turning the facility into a large complex devoid of trees and other landscaping. He added that have been no environmental protections.

Rebecca Lorenz expressed concerns about the stream that runs through the wetlands and onto her property. She asked about the board's limits on future uses, noting her concern that these changes could allow the facility to become a commercial airport in the future. As a designer, she also said the proposal could have been planned more efficiently.

Jonathon Becker voiced concerns with the inconsistencies in the Master Plan especially as his biggest concerns are with public safety. He asked if there are means for the Planning Board to control the uses of the Aerodrome.

Arthur Salmans asked if Jonathon Becker would have the same objections if the proposed buildings were designed only for storage of planes. Jonathon Becker responded that an increase in flights and the use of private aircrafts are his main concerns, but the scale and visibility of the buildings is also an issue.

Elizabeth Andrews stated that she was not against the Aerodrome but had concerns regarding the airplane hangars, especially as they are planned to be used to store private planes. She added that traffic was a concern as Stone Church Rd was in poor condition.

Sam Phelan asked Elizabeth Andrews if she had recommendations to address her concerns. Elizabeth Andrews responded that she had no recommendations but was concerned with preserving the tranquil nature of the neighborhood.

Steven Schwartz voiced concerns about the traffic along Oriole Mills Road as it is a very narrow dirt road.

Philips Williams Sr. thanked all who spoke. He added that he was concerned that the Aerodrome will continue to expand and believes that these changes will bring down property values in the neighborhood.

Roger Husted asked the Planning Board to be careful with their consideration of this application. He voiced concerns regarding increased traffic and the visibility of buildings. He suggested the buildings could be installed in a different location to reduce visibility, especially as trees and landscaping have been removed along Norton Rd.

Amy Shein, spokesperson for the Sawkill Watershed Community, reviewed the letter submitted which noted the EAF was not complete and did not fully acknowledge potential impacts to the

surrounding environment, wildlife, and wetlands habitat. She added that it was not clear if the review included a field verification by an agency or a wetland scientist.

Sam Phelan and Kelly Libolt confirmed that the wetlands were delineated and was given a jurisdictional determination by DEC and noted that that map is available in the Master Plan

Amy Shein continued her review of the submitted letter with concerns regarding the wetland buffer areas and the native species, noting the EAF did not clearly describe what activities were proposed in those buffer areas nor did it identify the predominant wildlife species. She concluded by requesting the Planning Board require the applicants submit a more accurate and complete EAF.

Sam Phelan asked if there was a concern for vernal pools and if they identified any proposed plans that disturbed those specific areas. Amy Shein responded that they did not identify areas specific to vernal pools, but rather with the wetland buffer areas.

Stephan Maffia, licensed professional engineer retained by Tomas Wise, reviewed an independent traffic study he conducted. He stated that there was little information provided by the applicants to determine any potential traffic impacts. His study focused on Zoning Codes sections 143-51 and whether the post-development traffic will:

- Impair the value of the existing neighborhood. (143-51 B)
- Render existing accessways inadequate. (143-51 C)
- Overwhelm existing or proposed parking (143-D)
- Adversely affect the general welfare of the inhabitants of the Town of Red Hook.

Stephan Maffia explained that he determined that the proposed project to expand building areas and operating days and hours will increase the intensity of the overall operation and by association, the traffic in the area.

Arthur Salman asked how expanding the number of calendar days the Aerodrome will be open increases traffic intensity as there won't necessarily be more cars per day.

Stephan Maffia responded that by adding days combined with the additional square footage of the building area, more people and therefore, more traffic is anticipated.

Ariadne Montare remarked that the proposed increase in building areas is not intended to accommodate more people, but to increase space for airplane storage. Therefore, a correlation cannot be made between the increase in square footage and the increase in traffic.

Stephan Maffia rebutted that what was being proposed in the narrative is not just hangar space, but space for other special events including increasing existing events.

Maxine Coleman asked if the site was restricted to only allow airplane storage, would Stephan Maffia then agree that there would not be a substantive increase in traffic.

Stephan Maffia responded that even with such a limitation, an increase in traffic could not be ruled out because the expansion would allow more airplane storage, additional flights, and educational space, all of which could attract more users and therefore increase traffic.

Sam Phelan asked if a traffic study was done, how would you quantify the impacts of the changes to the site that are contemplated here, recognizing that they make assertions that there will be some additional events, but there would be no additional air shows; Sam Phelan clarified that he was asking what additional information could the applicants provide that hasn't been already provided.

Stephan Maffia explained they will need to know how much traffic is out on the roads during the peak hours of what they are proposing to do.

The board members discussed the details of special events submitted by the applicants, noting that they are proposing one event per month during the extended calendar, no change to the existing air show schedule and no special events at night.

Maxine Coleman asked if the ITE trip rates from the 2003 edition have been updated many times before the 2025 addition, what is missing, what has been updated, and what would change.

Stephan Maffia answered that there are two uses that were discussed. General aviation airport is generally a small operation and ITE has updated that to public or commercial airport. Within that topic, there is data for smaller aviation facilities as well as larger ones. Currently, the combined data for that use is more comprehensive. However, for the Aerodrome, as this is such a specific use, this may not be properly represented by the ITE data as a commercial airport. The applicants would need to do is find a similar use and find out what the trip generation is and would need to provide more information besides just their daily ticket sales.

Ariadne Montare questioned whether a detailed traffic study is needed for this Master Plan application. Agreeing that the Planning Board may need more information about the proposed special events, she stated that a Master Plan addresses broader issues and that each phase would receive further Planning Board review. She added that while many people want the Aerodrome to remain as it is, it cannot do so without improved hangar and maintenance space.

Arthur Salman asked to what extent in the traffic analysis are the qualities of the road taken into consideration.

Stephan Maffia responded that road quality is noted when a road inventory is done.

Ken Stenger raised issues regarding the Town's statutes. As the Aerodrome was established before the Town's zoning code was adopted, it was classified as non-conforming use. In 1993, when the Town's Comprehensive Plan was updated, the zoning code allowed for the Aerodrome to apply for a Special Use Permit which would allow the facility to become a conforming use. Ken Stenger proposed that if the Aerodrome is non-conforming until it makes the application, is it then non-conforming tonight. If it is non-conforming tonight, then Article 8 of the zoning code places constraints on the ability to expand a non-conforming use.

Tom Polapink spoke in favor of the project and its preservation efforts. He spoke of his personal history of visiting and volunteering at the Aerodrome and believes the community is so fortunate to have this facility here. He added that there is a misunderstanding on the word expansion as the proposed buildings are intended to create a better and safer environment for preservation and restoration. He concluded by stating that this facility could not become a commercial airport as it is not designed for a greater volume.

Bob Reitano believes the Planning Board should say no to this application because if it were proposed today as a new project, it would not be allowed. He voiced concerns that these changes could continue to change into something even bigger. Bob Reitano asked how these proposals benefit the community and added that he believes these changes are motivated by monetary gain.

Yvette Rogers, neighbor to the Aerodrome and property owner in both Red Hook and Rhinebeck, voiced concerns with the ambitious nature of this project. She noted that the Aerodrome is non-profit organization and therefore the board should recognize the facility's unique nature as an attraction. She voiced concerns regarding an increase in flights, air and sound pollution, destruction of wetlands, traffic, safety, mixed use possibilities, and the other areas of interest on Stone Church Road such as the baseball fields. She concluded that she wishes the Aerodrome would consider the viewsheds of their neighbors and themselves when looking at this Master Plan.

Melida Witmer, neighbor of the Aerodrome and property owner in Rhinebeck, voiced concerns regarding the lack of notices and the possible deterioration of property values if this plan goes forward.

Sam Phelan proposed continuing the Public Hearing until June 15 and encouraged the public who want to comment to submit written comments.

The board members agreed that a traffic study will be a requirement as the data that has been provided is general and not specific.

The board members requested the applicants provide a clear statement which includes more information on how the Aerodrome will protect the habitats and the native species in the area.

The board members suggested that the applicants give greater consideration to the wetlands and wetland buffer areas as there was a lot of concern from the public regarding these areas.

The board members requested that the applicants give more information and better definitions regarding the proposed special events.

Nancy Low-Hogan reviewed a list of questions for the Aerodrome and requested they provide clarification on them:

- Are miscellaneous events the same as special events and provide examples of miscellaneous events
- Are events proposed indoors and/or outdoors
- How many people are anticipated at each type of special event
- What type of activities will occur during the extended calendar
- What time will the activities take place
- What type of planes will be stored in the hangers
- What's the definition of an antique plane
- How many planes do the Aerodrome currently store and how many more could they store.
- How many planes are permanent fixtures and how many planes are borrowed

Ted Fink commented that during a special use permit application review, the board can look at the overall compatibility of the use with the Town and with the neighborhood. He added that a traffic study can provide a basis for the future developments proposed in Site Plans.

Brandee Nelson noted that she drafted a memo for the Aerodrome that included some issues that will need to be addressed. Ted Fink added that he also had a memo and suggested the applicants provide a formal comment response document which addresses some of the major issues raised in this meeting.

Jennifer Gray stated for clarity that Public Hearing will be continued to the June 15, 2026 Planning Board meeting.

OLD BUSINESS-

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

Continued discussion 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.

The applicants were present in person and reviewed the updated lot line alteration which will maintain the right of way with through the neighboring parcel for 105035 and now create a right of way through parcel 105035 for parcel 044064.

The board discussed the existing right-of-way, and the applicants confirmed that it is already referenced in the deed. The applicants asked whether parcel 105035 may allow parcel 044064 to use the same right-of-way through the neighboring parcel. The board advised them to consult their legal representatives. Brandee Nelson with Tighe and Bond added that the board wants to assure that the parcels that are being altered have legal right of access from Budds Corners Road which is done through easements and cross easements. These easements are recorded in the deeds but also need to be annotated in the survey. The board members requested the applicants update their survey with those easement annotations.

NEW BUSINESS-

Amoroso Solar- Site Plan- Applicant Scott Amoroso- Applicant Representative Scott Ference from Kasselman Solar LLC

Presentation of an application to install a 29.48kW roof mounted PV array on parcel 865024 located at 4 Toms Way in the RD3 zoning district.

Applicant representative, Scott Ference, was present via zoom and reviewed the project to install a 29.48 kW roof mounted solar array. The board members discussed the location of the house, noting that it was set far back from the road. They added that as the solar panels would be installed on the east side of the roof, they would not be visible from the road.

Ted Fink stated that this parcel is adjacent to National Historic Landmark District and within the Coastal Zone, therefore this will need a coastal assessment form.

Ariadne Montare made a motion to set a Public Hearing for June 15, 2026. Jay Quaintance seconded the motion and all members voted in favor.

ADJOURNMENT

There being no further business before the board, Jay Quaintance 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, June 15, 2026. Only new applications received by noon, June 5, 2026, and submissions for continuing applications received by noon, June 8, 2026, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board