

**Town of Red Hook Planning Board
DRAFT Minutes / Monday July 20, 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, Jay Quaintance, and Ariadne Montare. Board members Nancy Low-Hogan and Maxine Coleman were absent. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Brandee Nelson were present via zoom.

Jay Quaintance made a motion to approve the meeting minutes from June 15, 2026. Arthur Salman seconded the motion and all members voted in favor.

Sam Phelan reviewed the agenda and announced that the Public Hearing for the Old Rhinebeck Aerodrome is scheduled to continue at the next Planning Board meeting on August 3, 2026.

PUBLIC HEARING-

Rose Shed Certificate of Appropriateness- Applicant Chris Rose

Public Hearing for an application for a Certificate of Appropriateness to install a shed on parcel 275949 located at 96 Old Post Road N in the Upper Red Hook zoning district.

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

Applicant Chris Rose, present in person, gave a brief overview of the location of the proposed green metal shed and the planned landscaping. Chris Rose added that there the shed would be installed on a wood foundation.

The board members asked if the existing shed would stay. Chris Rose confirmed that the existing shed would remain in the same location and both sheds would be flanked by raised planter beds. The board members added that the proposed landscaping would be important to soften the look of the metal shed as it is highly visible from the road.

There were no public comments.

Ariadne Montare made a motion to close the Public Hearing. Jay Quaintance seconded the motion and all members voted in favor.

The board members reviewed the Certificate of Appropriateness. Jay Quaintance made a motion to approve the CoA. Ariadne Montare seconded the motion, and all members voted in favor.

OLD BUSINESS- N/A

NEW BUSINESS-

Gross Bagels Amended Site Plan- Applicant Andy Gross

Presentation of an application to make exterior improvements on parcel 813944 located at 5084 Route 9G in the RD3 Zoning District.

Applicant Andy Gross, and designer Piper Olf, were present in person. Piper Olf gave an overview of the proposed improvements which include painting the exterior, replacing the vestibule with an awning, renovating the deck, and extending the front lawn area. She added that extending the lawn area will remove some parking spaces in the front of the building.

The board members asked for clarification regarding the number of ADA-accessible parking spaces and whether parking spaces would be added elsewhere on the parcel to replace those proposed for removal. The applicants clarified that one ADA-accessible space currently exists and that they plan to remove three parking spaces in front of the building without replacing them elsewhere on the parcel. They added that the site plan shows one proposed additional ADA-accessible space with an access aisle, which could be amended to provide two parking spaces.

The board members discussed the purpose of the entrance from W Kerley Corners Road. Andy Gross explained that the main entrance for patrons is on Route 9G and the entrance from W Kerley Corners Road is for a loading dock to the basement for deliveries only.

Brandee Nelson reviewed the prepared memo which described the zoning requirement for one parking space for every three interior seats or for every 75 square feet of interior space available for patrons and requested the applicant update the site plan to show those calculations. Brandee Nelson added that they will need to provide at least one ADA space for every 25 parking spaces and that those ADA spaces meet the minimum cross slope requirements. The applicants responded that they have 24 parking spaces with one ADA parking space and there are 32 interior seats.

The board members discussed the proposed landscaping and planting schedule which includes replacing the existing bushes with winterberry bushes.

The board members discussed the proposed sign. The applicants are planning to use the existing sign structure from the previous restaurant and update the hanging portion. Currently, the sign is approximately 24 sq foot and has not been used with an active business in more than 30 days, therefore it is non-compliant. The Planning Board members agreed to follow up with the Zoning Enforcement Officer to clarify what size sign will be allowed.

The board members requested the applicant update the Site Plan to show the number of parking spaces and interior seats as well as provide their lighting specifications.

Ariadne Montare made a motion to hold a Public Hearing on Aug 3, 2026. Jay Quaintance seconded the motion and all members voted in favor.

Roberts Sunroom Remodel Certificate of Appropriateness – Applicant Mark Roberts Applicant Representative Sarah Lemp

Presentation of an application to remodel an existing solarium to install a shed style addition on the southern side of the home on parcel 389535 located at 914-918 River Road in the RD3, Scenic Corridor and Historic Landmark Overlay districts.

The applicants were present in person and reviewed the application to redesign a solarium to change the roof line and install casement windows. The proposed materials will match the existing windows and siding.

The board members discussed waving the Public Hearing and referral to the Design Review Committee as the proposed changes would not have significant visual impact. Ariadne Montare made a motion to waive a Public Hearing and referral to the DRC.

Ariadne Montare made a motion to approve a Certificate of Appropriateness in compliance with the application and its specifications. Jay Quaintance seconded the motion and all members voted in favor.

Velie- Launhardt Lot Line Alteration- Applicants Brian Velie and Allison Launhardt for Launhardt Trust. Applicant Representative Marie Welch

Presentation of an application to transfer 0.085 and 0.088 acres of land between parcels 794685 and 811694 located at 150 Route 199 and 158 Route 199, respectively, in the R1 Zoning District.

Applicant representative Marie Welch was present in person and reviewed the proposed land transfer between parcels 794685 and 811694. She explained that the transfer would allow for the septic system for parcel 811694 and the driveway for parcel 794685 to be fully within the boundaries of their respective parcels.

Marie Welch added that the Lot Line Alteration would reduce the road frontage of parcel 794685 to 25.86 feet and applicant Brian Velie received an area variance for this change from the Zoning Board of Appeals on May 13, 2026.

The board members reviewed the Type II SEQR Resolution. Jay Quaintance made a motion to approve the resolution. Ariadne Montare seconded the motion, and all members voted in favor.

Ariadne Montare made a motion to set a Public Hearing for Aug 3, 2026. Jay Quaintance seconded the motion, and all members voted in favor.

Cohen Odom Lot Line Alteration- Applicants Ronald Cohen and Ronald Odom

Presentation of an application to transfer approximately 0.5 acres of land from parcel 892440 located at 524 Turkey Hill Road in the ABD and Water Conservation zoning districts to parcel 738435 located at 516 Turkey Hill Road in the RD3 zoning district.

Ronald Cohen, present in person, explained that the proposed lot line alteration would transfer approximately 0.5 acres from parcel 892440 at 524 Turkey Hill Road to his parcel, 738435 at 516 Turkey Hill Road. Because part of his driveway crosses the neighboring parcel, the alteration would place that portion of his driveway fully within his parcel boundary and allow him to bury utilities underground without creating an easement.

Ted Fink explained that parcel 738435 had been part of a 2022 lot line alteration, which required the applicant to provide a copy of a shared driveway agreement confirming legal access for parcel 738435. The board members asked whether there was an agreement for driveway maintenance. Ronald Cohen responded that his deed includes a right-of-way, but there is no shared driveway agreement, only a verbal maintenance agreement with the neighbor with whom he shares a driveway.

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

Ariadne Montare made a motion to set a Public Hearing for Aug 3, 2026. Jay Quaintance seconded the motion, and all members voted in favor.

Cole Minor Subdivision- Applicant Brandon Cole- Applicant Representative Mark Graminski

Presentation of an application for a two-lot minor subdivision to create a new 3.354-acre vacant lot on parcel 177408 at 8268 Albany Post Road in the RD3 zoning district.

Applicant Brandon Cole and applicant representatives Mark Graminski and Seth Stickle were present in person. Seth Stickle gave an overview of the proposed subdivision that included the location and history of the parcel. Seth Stickle reviewed the DEC freshwater wetlands map and the NWI wetlands maps which showed the wetlands surrounding this parcel and noted that there are no wetlands identified on this parcel.

The board members discussed the driveways, both existing and proposed. The existing driveway is currently across from W. Kerley Corners Road but does not align with it. Seth Stickle explained that there are two possible driveway locations for the new parcel: one at the northwest corner of the parcel, and the other would create a redesigned common driveway that would align with W. Kerley Corners Road. The driveway options have been discussed with DOT, and the applicants are awaiting a response.

Seth Stickle reviewed the hydrologic soil group map, which identified the soils as well-drained and therefore suitable for a septic system. Brandee Nelson clarified that the soils' C rating

means “when drained,” a classification commonly applied to agricultural soils. She reviewed the Tighe & Bond memo and recommended that the applicants complete a soil evaluation to confirm the soil meets DOH criteria to install a septic system.

Ted Fink explained that the Hudson Valley National Resource Mapper identified this parcel as a possible wetland area. Ted Fink added that due to an auto body shop being nearby, he reviewed the state’s information regarding any areas that may have been subject to clean up or potential contamination and found there were no known incidents of spills or contaminations.

The board members requested that the applicant complete a soil test before returning for further review. They added that it would be helpful to have additional information about the proposed driveway location.

OTHER BUSINESS- N/A

ADJOURNMENT

There being no further business before the board, Ariadne Montare made a motion to adjourn the meeting. Jay Quaintance seconded the motion, and all members voted in favor.

The next regular meeting of the Town Planning Board will take place on Monday, August 3, 2026. Only new applications received by noon, July 24, 2026, and submissions for continuing applications received by noon, July 27, 2026, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board