

**VILLAGE OF RED HOOK  
PLANNING BOARD MEETING  
May 11, 2023**

Present: Chair Beth Pagano, Member David Pearson and Member Steve Zacharzuk

Absent: Member Jim Rogers and Member David Markusen-Weiss

---

Chair Pagano opened the May 11, 2023 Planning Board Meeting at 7:02pm with the Pledge of Allegiance.

Chair Pagano announced that there was a quorum for this evening's meeting.

***Chair Pagano made a motion to approve the Planning Board meeting minutes dated April 13, 2023. Motion seconded by Member Zacharzuk. All in favor. Motion approved.***

**Agenda Item #1.**

Marie Uridia

Owner: Baright

7 W. Market Street

Tax Parcel ID 6272-10-425729

Ms. Uridia said she was opening a stationary gift shop where Mondello Real Estate used to be located and hoping to open by Memorial Day weekend.

Ms. Uridia said her sign would be hung using the existing bracket as proposed.

Chair Pagano asked about the window sign. Ms. Uridia said it was under the allowable 25%.

Chair Pagano said the total square footage is 6.94 feet which is within the allowable 12 square feet.

Chair Pagano asked if she was replacing existing hooks. Ms. Uridia said yes. The Board liked that they were little red hooks.

Member Zacharzuk asked if the hooks were closed. Ms. Uridia said they were closed and made to withstand 2000lbs. Member Pearson asked if there was a pin on the top. Ms. Uridia showed the board a picture she had which confirmed there was a pin through the top.

Member Pearson confirmed they had the 96" clearance from the bottom.

No other Board comments.

**Chair Pagano made a motion to approve the proposed hanging signage for property located at 7 East Market Street listed as Tax Grid #6272-10-425729, as depicted in the submitted proposal. The signage shall not exceed the square footage as provided by the Code of the Village of Red Hook, and said sign is within the limits allowed and conforms to all provisions of Section 200-38 of the Code of the Village of Red Hook. Applicant is required to sign and submit required building permit prior to hanging signage. There is no fee for this building permit. Motion seconded by Member Pearson. All in favor. Motion approved.**

**Agenda Item #2**

Eugene Cascone

7373-7375 South Broadway

Tax Parcel ID: 6272-10-444720

Present:

Eugene Cascone, Applicant/Owner

Robert Murray, Engineer

Mr. Murray said he has prepared amended plans and addressed all but one item that the board requested. Mr. Murray handed out hard copies of the plans.

Chair Pagano advised that we did hear back from Dutchess County Planning & Development who have responded that this is a “matter of local concern”.

Secretary Hart asked Mr. Cascone if he had closed on the property and was the owner. Mr. Cascone said yes.

**PARKING**

Mr. Murray spoke on parking and said that they took a very clear look at parking as existing and they have calculated 21 total, which are shown and are existing but not well marked. Mr. Cascone said they will be marking them.

Chair Pagano said there was a handicap parking space added. Mr. Murray said it existed.

Mr. Murray advised what he decided to do was to show the parking spaces and show the piece of property and uses and the required parking for the uses. Mr. Murray said he did a max out service capacity and how 21 would be needed.

Mr. Murray said plans now show the paved area.

## LIGHTING

Mr. Murray advised they do not want any new lighting. Chair Pagano said then no lighting plan would be needed but that if they changed their mind, they would have to return to the Planning Board. Mr. Cascone said there is lighting in the front and just going to see how it goes.

## SIGNAGE

Mr. Murray said they have shown signage. Chair Pagano referenced the prior agenda applicant and explained what this Board needs for a signage proposal, i.e., dimensions, materials, etc.

Mr. Cascone said the hanging sign would be 4x3. Mr. Cascone showed the Board a picture of the proposed hanging sign.

Chair Pagano advised that the hanging sign has to be 12 square feet, but façade can be up to 24 square feet and asked about the other businesses in the building. Mr. Cascone said they have not discussed signage for the other businesses. Chair Pagano asked if this a total for all the businesses they need to keep that in mind. Square footage options were discussed as pertaining to each business.

Mr. Cascone spoke about the retail store and that they may want a sign for that. Mr. Cascone asked about window/glass signage. Chair Pagano explained the under 25% allowance for window use.

## INTERIOR LAYOUT

Mr. Murray advised that the interior layout was shown on the plans as existing and proposed. Mr. Murray advised that they have removed the door and added 3 fixed windows. Doors would be aluminum.

Mr. Murray advised that a 3<sup>rd</sup> bath was added to the second floor and that there are 2 on the first floor, one being handicap accessible.

Mr. Murray said egress from the second floor was shown on the plans.

Member Pearson asked if a stairwell was being added. Mr. Murray said yes.

The change to the loading dock area in the rear was discussed (page 3 of plans).

Member Pearson asked if a second stairwell was being added. Mr. Cascone said yes.

## SEPTIC

Chair Pagano advised septic SDS was shown on the plans (page 1).

Chair Pagano asked the Board if they feel that Board of Health approval should be a condition. Member Pearson said he will ask at his office tomorrow.

Chair Pagano advised that drainage was shown on the plans. Mr. Murray advised that the State maintains.

Member Zacharzuk asked if the dumpster was removed how will garbage be removed. Mr. Cascone advised they don't have that much, but have bins, which could be put behind the fence where the dumpster was located, but that garbage will be put out for pickup.

Mr. Murray advised they have shown a key plan.

**Chair Pagano made a motion to open the public hearing for the site plan for 7375-7377 South Broadway at 7:42pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

No persons present. No comments received by Secretary Hart.

**Chair Pagano made a motion to close the public hearing for the site plan for 73765-7377 South Broadway at 7:46pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

Chair Pagano asked the Board for comments on granting approval with conditions. All were in favor of approval.

**Chair Pagano made a motion to approve the site plan application for 7375-7377 South Broadway listed under Tax Parcel ID 6272-10-286526, with the following conditions:**

### **Board of Health Approval.**

Chair Pagano asked the applicant about their signage. Mr. Murray advised applicant will return at a later date with their signage proposal.

**Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

Mr. Murray asked about Board of Health and if Member Pearson would get back to him. Mr. Murray was advised to reach out to the Board of Health.

**Chair Pagano made a motion to adjourn the May 11, 2023 Planning Board meeting at 7:50pm. Motion seconded by Member Pearson. All in favor. Motion approved.**

Lara Hart  
Secretary

---