

**VILLAGE OF RED HOOK  
PLANNING BOARD MEETING  
December 12, 2024**

Present: Acting Chair Jim Rogers, Member David Pearson & Member Steve Zacharzuk

Absent: Chair Elizabeth Pagano and Member David Markusen-Weiss

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**Acting Chair Rogers opened the December 12, 2024 Planning Board Meeting at 6:30pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

Acting Chair Rogers asked all to stand for the Pledge of Allegiance.

Acting Chair Rogers announced members present and that we had a quorum for this evening's meeting.

**Acting Chair Rogers motioned to approve the minutes of the November 14, 2024 Planning Board meeting. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

**Agenda Item #1**

Marie Welch, L.S. for Thomas LeGrand  
St. John Street – Site Plan  
Tax Parcel ID: 6272-06-389759

Acting Chair Rogers announced that by way of email dated December 6, 2024 Marie Welch has asked that the site plan and public hearing be tabled to January 9, 2025.

**ACTING CHAIR ROGERS MADE A MOTION TO TABLE THE SITE PLAN APPLICATION AND PUBLIC HEARING FOR ST. JOHN STREET LISTED UNDER TAX PARCEL ID 6272-06-389759 TO JANUARY 9, 2025 AT 6:30PM. MOTION SECONDED BY MEMBER ZACHARZUK. ALL IN FAVOR. MOTION APPROVED.**

**Agenda Item #2**

Dawood Almawri  
7484 South Broadway (a/k/a Tobacco Lane)  
Owner: Michael Matwey  
Tax Parcel ID: 6272-10-442688

Acting Chair Rogers announced this was a continuation of a site plan.

Acting Chair Rogers advised that this Board was waiting on the response to referral submitted to Dutchess County Department of Planning and Development and that the response was received dated November 25, 2024 as a matter of local concern with no comments.

Acting Chair Rogers announced that Delaware Engineering had already responded via letter dated November 13, 2024 that property is located within the new sewer use area and that no increase in the buildings overall sewer system or portable water availability is required and that the application was classified as a TYPE II Action.

**ACTING CHAIR ROGERS MADE A MOTION TO OPEN PUBLIC HEARING FOR SITE PLAN FOR 7484 SOUTH BROADWAY LISTED UNDER TAX PARCEL ID 6272-10-442688 AT 6:32PM. MOTION SECONDED BY MEMBER ZACHARZUK. ALL IN FAVOR.**

Chair Rogers announced that no persons were present to speak at the public hearing.

Chair Rogers announced that no emails or correspondence have been received by Secretary Hart and that the public hearing will remain open for 3 minutes.

**ACTING CHAIR ROGERS MADE A MOTION TO CLOSE THE PUBLIC HEARING FOR SITE PLAN FOR 7484 SOUTH BROADWAY LISTED UNDER TAX PARCEL ID 6272-10-442688 AT 6:35PM. MOTION SECONDED BY MEMBER ZACHARZUK. ALL IN FAVOR.**

Acting Chair Rogers announced that there were no other outstanding items for discussion on this site plan application.

**ACTING CHAIR ROGERS MADE A MOTION TO APPROVE THE SITE PLAN FOR 7484 SOUTH BROADWAY AS SUBMITTED FOR RETAIL STORE USE PER ZONING SECTION 200-10-B-(30). MOTION SECONDED BY MEMBER ZACHARZUK. ALL IN FAVOR.**

### **Agenda Item #3**

Kristina Dousharm Architecture, PLLC

For Erin Moylan - Lofty

7536 North Broadway

Tax Parcel ID's: 6272-10-489743 & 6272-06-470753

Acting Chair Rogers announced that site Plan approval for this application was granted by this Board on May 16, 2024. By way of email dated December 6, 2024 applicant has advised that one condition regarding required easement has not been met therefore applicant is asking for extension of site plan approval.

**ACTING CHAIR ROGERS MADE A MOTION TO APPROVE AN EXTENSION OF SITE PLAN APPROVAL FOR 7536 NORTH BROADWAY LISTED UNDER TAX PARCEL ID 6272-10-480743 &**

**6272-06-470753 FOR 180 DAY TO MAY 16, 2025. MOTION SECONDED BY MEMBER ZACHARZUK. ALL IN FAVOR. MOTION APPROVED.**

**Agenda Item #4**

Red Hook Community Center  
59 Fisk Street  
Tax Parcel ID: 6272-11-598636

Acting Chair Rogers advised that site Plan approval was granted by this Board on April 11, 2024. By way of email dated November 27, 2024 applicant has advised that conditions regarding lighting have not been met therefore applicant is asking for extension of site plan approval.

**ACTING CHAIR ROGERS MADE A MOTION TO APPROVE AN EXTENSION OF SITE PLAN APPROVAL FOR 59 FISK STREET LISTED UNDER TAX PARCEL ID 6272-11-598636 FOR 180 DAY TO APRIL 16, 2025. MOTION SECONDED BY MEMBER PEARSON. ALL IN FAVOR. MOTION APPROVED.**

**ACTING CHAIR ROGERS MADE A MOTION TO ADJOURN THE DECEMBER 12, 2024 PLANNING BOARD MEETING AT 6:42PM. MOTION SECONDED BY MEMBER PEARSON. ALL IN FAVOR. MOTION APPROVED.**

Lara Hart  
Secretary to the Planning Board

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