

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
January 9, 2025**

Present: Chair Elizabeth Pagano, Member Jim Rogers and Member David Markusen-Weiss
Absent: Member Steve Zacharzuk

Acting Chair Rogers opened the January 9, 2025 Planning Board Meeting at 6:30pm.

Chair Pagano asked all to stand for the Pledge of Allegiance.

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

Chair Pagano made a motion to approve the minutes of the December 12, 2024 Planning Board meeting. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano announced that Member David Pearson has stepped down as Planning Board Member and that his service of 12 years was appreciated and that he was an important presence and voice on this Board and will be dearly missed. Member Rogers said he was fantastic, knowledgeable, fair, straightforward and an admirable person.

Agenda Item #1

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

Chair Pagano announced that neither Thomas LeGrand nor Marie Welch are in attendance this evening so the application and public hearing will be tabled.

Chair Pagano 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 February 13, 2025 at 6:30pm. Motion seconded by Member Rogers. All in favor. Motion approved.

Agenda Item #2

Bliss Juice & Smoothie Bar
Owner: Baright Realty (consent on file)
19 W. Market Street (a/k/a 7501 N. Broadway)
Tax Parcel ID: 6272-10-425729
Present: Tara Sullivan, Owner

Chair Pagano announced that applicant is present with a site plan for a proposed change in use going from a bakery to an allowed use of an eating/drinking establishment per Zoning Section 200-10-B-(15).

Chair Pagano asked applicants if they would like to make any presentation. The applicant advised that she felt it was straightforward and simple and that they were not changing much and certainly nothing substitute.

Member Rogers asked if baking was on the premises and if now there will be cooking on the premises. Tara Sullivan advised that the menu is very simple and in addition to what they already do as juice and smoothie bowls, they will be hearting up soups with a small tabletop convection oven. Tara Sullivan advised that the larger baking over is gone.

Chair Pagano asked if they will be expanding the seating and be doing additional cooking. Tara Sullivan said the nature of the business will be vegetarian and simple raw foods, i.e. quinoa bowls, salads, wraps which will include food preparation but not much cooking.

Member Rogers asked where the soups would be made. Tara Sullivan advised on premises, and they have 2 induction hot plates and one conduction oven tabletop. Member Rogers asked if full how many people would be there. Tara Sullivan advised 26 people.

Chair Pagano asked about seating and if Delaware Engineering had to be contacted due to being in the new sewer use area. Secretary Hart advised this was already done and a response should be received by next month's meeting.

Chair Pagano said there will be an ADA bathroom on the premises and that the Board had no further comments.

Chair Pagano asked the Board if they felt lighting and landscaping review could be waived since there are no proposed changes. Board agreed.

Chair Pagano made a motion to waive discussion and review of lighting and landscaping for the site plan for 19 W. Market Street listed under Tax Parcel ID 6272-10-425729. Motion seconded by Member Rogers. All in favor. Motion approved.

Chair Pagano and Board discussed public hearing.

Chair Pagano made a motion to waive the public hearing for the site plan for 19 W. Market Street listed under Tax Parcel ID 6272-10-425729. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to classify the site plan for 19 W. Market Street listed under Tax Parcel ID 6272-10-425729 as a TYPE II Action with no further environmental review. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano advised no issues with parking Per Zoning section 200-16-E-(4) – parallel on-street parking should be considered as well as on-street parking counting towards meeting nonresidential parking requirements and that employee parking in rear provided by landlord/owner Todd Baright and they can rely on street parking, Todd’s municipal parking on North Broadway and are within 500 feet of the Village’s municipal parking lot

Member Rogers asked if there was any proposed signage. Applicants advised that they would return at a later date to submit signage under separate site plan application.

Chair Pagano asked the Board if they felt the submitted application was complete. The board agreed yes.

Chair Pagano made a motion to deem the site plan application for 19 W. Market Street listed under Tax Parcel ID 6272-10-425729 as complete for submission to Dutchess County Department of Planning & Development under 239m review. Motion seconded by Member Rogers. All in favor. Motion approved.

Chair Pagano advised the Board will await response from both Dutchess County Department of Planning and Development and Delaware Engineering for next meeting on February 13th and that point this Board will continue application review, with one other condition which will be Board of Health approval.

Chair Pagano made a motion to table the site plan application for 19 W. Market Street to February 13, 2025 at 6:30pm. Motion seconded by Member Rogers. All in favor. Motion approved.

Chair Pagano asked applicant about her mentioning of an opening date of February 1st and said approval would not be until next meeting on the 13th so could not open on the 1st. Secretary Hart advised that they are opening on the 1st under prior use of the bakery with 12 seats and serving juice and bakery items only, and nothing under this site plan until approval from this Board.

Applicants advise they are in contact with the Department of Health.

Chair Pagano made a motion to adjourn the January 9, 2025 Planning Board meeting at 6:47pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Lara Hart
Secretary to the Planning Board
