

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
February 13, 2025**

Present: Chair Elizabeth Pagano, Member David Markusen-Weiss & Member Steve Zacharzuk

Absent: Member Jim Rogers

Chair Pagano opened the February 13, 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 announced the appointment of a new Planning Board member Laura Avella and that Laura will be joining the Board at the March meeting.

Chair Pagano made a motion to approve the minutes of the January 9, 2025 Planning Board meeting. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #1

Katiana Pieri d/b/a Botanical Holistic Wellness

Owner: Baright Realty (consent on file)

7508 N. Broadway

Tax Parcel ID: 6272-10-446726

Chair Pagano advised this application is for site plan for signage approval for retail use and that existing use was previous retail store so no change in use is required.

Chair Pagano asked if sign would be hung on existing bar. The applicant advised yes. Chair Pagano asked about lettering for the name of business. Applicant said it will be in the window but right now it is on a banner overhead.

Member Zacharzuk asked how it would be attached. The applicant said hanging with existing 2 loops from existing bracket.

Chair Pagano advised that allowable size for a hanging sign is 12 square feet, and proposed sign is 4 square feet and lettering on canvas = 2.64 square feet – which totals 6.64 square feet and within allowable guidelines.

Member Markusen-Weiss asked about the 8 feet height requirement from sidewalk. Chair Pagano said that can be a condition of approval.

Chair Pagano made a motion to approve the proposed hanging signage for property located at 7508 N. Broadway, listed as Tax Grid #6272-10-446726, as depicted in their submitted proposal. The signage shall not exceed the square footage as provided by the Code of the Village of Red Hook, and that the 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, with the following condition:

Signage to meet the requirement of having a minimum of eight feet of clearance between the bottom surface of the sign and the grade directly beneath as to prevent any interference with normal traffic patterns.

Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #2

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

Chair Pagano advised by way of email dated January 30, 2025 Marie Welch has asked that the site plan and public hearing be tabled to the March 13, 2025 Planning Board meeting.

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 March 13, 2025 at 6:30PM. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Agenda Item #3

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

Chair Pagano advised this was a continuation of 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 advised that the only outstanding items for this site plan were this Board waiting on a response from Dutchess County Department of Planning & Development which response

was received dated February 7, 2025 advising this was a matter of local concern; and a response from Delaware Engineering regarding water use and being in the new sewer use area which response was received dated January 16, 2025 authorizing commercial business and having no objection to the applicant's proposed use and that water service line meets applicant's water demand.

Chair Pagano asked the Board for comments. No comment.

Secretary Hart advised that applicants did receive Board of Health approval dated 2/1/2025.

Chair Pagano made a motion to approve the site plan application for 19 W. Market Street a/k/a 7501 N. Broadway for a proposed change in use to allow for an eating/drinking establishment for Bliss Juice & Smoothie Bar per Zoning Section 200-10-B-(15) and per Board of Health approval received dated 2/1/2025. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #4

Karolina Haraldsdottir (d/b/a Apotek)
Owner: Baright Realty (consent on file)
12 East Market Street (a/k/a 8 E. Market St.)
Tax Parcel ID: 6272-10-440706

Chair Pagano advised this application is a site plan for a change in use from an eating/drinking establishment to retail business per Zoning Section 200-10-(30) – miscellaneous retail store and for signage.

Chair Pagano advised an email was received dated 1/31/2025 from Delaware Engineering confirming no letter required for sewer/water usage due to being in the new sewer use area and that the proposed change will be less as a retail store.

Applicant advised this will be a Scandinavian upstate goods store largely kitchen, dining and bathroom type things in your home for your everyday options.

Applicant spoke about the proposed signage and detailed that it would be a double sided hanging sign using existing bracket and will be 40"Wx25"H – black with white lettering and a red flower. Applicant advised decals in the window will be the same lettering and less than the allowed 25% as well as a smaller decal on the door.

Chair Pagano asked for Board comment.

Member Zacharzuk asked how it would be hung. Applicant said with existing bracket and would be the same size as prior one. Chair Pagano said sign measurements comply with Zoning.

Applicant asked if she would have to return for another meeting.

Secretary Hart advised yes due to this Board having to send application to Dutchess County Department of Planning and Development per 239m review.

Chair Pagano made a motion to classify action as a TYPE II Action with no further environmental review. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to waive lighting and landscaping review as no changes to existing are proposed by applicant. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to waive public hearing. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to deem the site plan application for 12 East Market Street listed under Tax Parcel ID 6272-10-440706 as complete for submission to Dutchess County Department of Planning and Development per 239m review. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Chair Pagano made a motion to table the site plan application for 12 East Market Street to March 13, 2025 at 6:30pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Agenda Item #5

Ken Migliorelli

7357 South Broadway

Tax Parcel ID: 6272-14-278467

Ken Migliorelli came forward and advised that he designed a stand years ago and that he and his daughter, Carly, thought it would be nice to now have an inside/outside thing and that the walls should come down similar to their Rhinebeck and Mt. Tremper stand which is more open. Mr. Migliorelli said there is no change to the footprint but only the layout.

Mr. Migliorelli said they are still not 100% sure about design but when they open it will be warmer weather so the whole thing will be open similar to Rhinebeck stand, but they cannot keep Rhinebeck stand open in the winter due to no heat so they think when they open that none of what you see on the outside will be there, plus thinking of costs with this renovations and cost of putting in overhead doors, that Carly can shut it down in the winter time, but Carly is considering more glazing, similar to Mighty Donuts, and they are thinking glazing all the way

down and that with the 3 sides you could see in better and thinks it will be a lot nicer and open.

Mr. Migliorelli said it is a 24x24 square building with all bearing walls and KDA sized the LVL's and posts.

Mr. Migliorelli advised that the lighting will be about the same and they are not touching the LED inside lighting but everything will be taken down on the porch side but similar to what was there. Chair Pagano advised that the Board will need a lighting plan.

Mr. Migliorelli said from the road, similar to the sign, the lighting will not glare out but that he can have KDA draw something up. Chair Pagano said since you are removing what is existing, a lighting plan will need to be submitted.

Mr. Migliorelli spoke about replacing the electric panel and upgrading, but was advised that was a building department issue after site plan approval.

Mr. Migliorelli said the outside may look different than what he submitted and asked if he should return to this Board once they figure it out more. Chair Pagano said new plans will need to be submitted. Chair Pagano advised your application will be tabled until you are ready with new plans and a lighting plan showing type of lights and lumens.

Member Markusen-Weiss asked about parking. Mr. Migliorelli said parking will remain the same with no proposed change. Mr. Migliorelli said the sign will not change and only the layout is changing.

Member Zacharzuk asked what was north. South, east, west on the diagram. Chair Pagano said one diagram did not show N, S, E or W. Mr. Migliorelli said he will have KDA correct that.

Member Markusen-Weiss asked If the porch was the north side. Mr. Migliorelli said yes and 360 degrees. Chair Pagano said she would think you put the most glass on the Rt. 9 side which is the east side. Mr. Migliorelli said he felt having a farm stand facing north was best due to shading and protecting fruits/vegetables.

Member Zacharzuk asked on the diagram what was east. Member Markusen-Weiss said north was up. Mr. Migliorelli pointed out on the diagram and spoke about the coolers staying in place, having openness, staying open 5 months out the year, desk and door placement.

Chair Pagano made a motion to classify action as a TYPE II Action with no further environmental review. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to waive public hearing. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to table the site plan application for 7537 South Broadway to March 13, 2025 at 6:30pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Mr. Migliorelli asked when the next submission was needed. Secretary Hart advised by March 1st.

Chair Pagano made a motion to adjourn the February 13, 2025 Planning Board meeting at 7:02pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Lara Hart
Secretary to the Planning Board
