

**DRAFT ONLY**  
**VILLAGE OF RED HOOK**  
**PLANNING BOARD MEETING**  
**March 13, 2025**

Present: Acting Chair David Markusen-Weiss; Member Seve Zacharzuk; Member Jim Rogers & Member Laura Avella

Absent: Chair Pagano

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**Acting Chair Markusen-Weiss opened the March 13, 2025 Planning Board Meeting at 6:31pm.**

Board welcomed newly appointed planning board member Laura Avella.

Acting Chair Markusen-Weiss asked all to stand for the Pledge of Allegiance.

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

**Acting Chair Markusen-Weiss made a motion to approve the minutes of the February 13, 2025 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 Markusen-Weiss advised by way of email dated March 10, 2025 Marie Welch has asked that the site plan and public hearing be tabled to the April 10, 2025 Planning Board meeting.

**Acting Chair Markusen-Weiss 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 April 10, 2025 at 6:30pm. Motion seconded by Member Rogers. All in favor. Motion approved.**

**Agenda Item #2**

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

Acting Chair Markusen-Weiss advised this is a continuation of a site plan application for a change in use from an eating/drinking establishment to retail business per Zoning Section 200-10-(30) – miscellaneous retail store with signage; and that this Board was waiting on a response from Dutchess County Department of Planning and Development per 239m review, which response was received dated 3/7/2025 that it is a matter of local concern.

Acting Chair Markusen-Weiss asked the Board if they had any further comments. No comments.

**Acting Chair Markusen-Weiss made a motion to approve the site plan as submitted with lighting proposal for 12 East Market Street (a/k/a 8 East Market Street) listed under Tax Parcel ID 6272-10-440706 as retail use per Zoning Section 200-10-(30). Motion seconded by member Zacharzuk. All in favor. Motion approved.**

### **Agenda Item #3**

Ken Migliorelli  
7357 South Broadway  
Tax Parcel ID: 6272-14-278467  
Present: Carly Migliorelli

Acting Chair Markusen-Weiss advised this was a continuation of a site plan application to amend previously approved site plan dated 4/16/2009 for the farm stand.

Acting Chair Markusen-Weiss advised at the 2/13/2025 meeting Board asked application for amended plans to include a lighting plan which plans have been received.

Acting Chair Markusen-Weiss advised that at the February 13<sup>th</sup> meeting the applicant did not realize that the lighting was preexisting and that the only new proposed lighting was an office light. The Board accepted submitted office lighting plan as submitted for interior lighting only, downward pointing and no new exterior lighting.

Chair Markusen-Weiss asked the Board for any other comments. No comments.

**Chair Markusen-Weiss made a motion to deem the site plan application for 7357 South Broadway listed under Tax Parcel ID 6272-14-278467 as complete for referral to the Dutchess County Department of Planning and Development per 239m review. Motion seconded by Member Rogers. All in favor. Motion approved.**

**Chair Markusen-Weiss made a motion to classify the site plan application for 7357 South Broadway listed under Tax Parcel ID# 6272-14-278467 as a Type II Action with no further environmental review. Motion seconded by Member Rogers. All in favor. Motion approved.**

Chair Markusen-Weiss asked the Board if they felt we needed to hold a public hearing.  
Member Rogers moved to waive the public hearing.

**Acting Chair Markusen-Weiss made a motion to waive the public hearing for the site plan application for 7357 South Broadway listed under Tax Parcel ID# 6272-14-278467. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

**Acting Chair Markusen-Weiss made a motion to table the site plan application for 7357 South Broadway listed under Tax Parcel ID# 6272-14-278467 to April 10, 2025 at 6:30pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

**Acting Chair Markusen-Weiss made a motion to adjourn the March 13, 2025 Planning Board meeting at 6:41pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.**

Lara Hart  
Secretary to the Planning Board

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