

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
April 10, 2025**

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

Absent: Chair Pagano & Member Jim Rogers

Acting Chair Markusen-Weiss motioned to open the April 10, 2025 Planning Board Meeting at 6:31pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

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 asked if the Board had any comments on the March 13, 2025 meeting minutes. No comments.

Acting Chair Markusen-Weiss made a motion to approve the minutes of the March 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 made a motion to open the public hearing at 6:32pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Acting Chair Markusen-Weiss advised that elevations plans prepared by Cummings Engineering were submitted by Marie Welch dated 3/13/2025 and forwarded to all Board members.

Mr. LeGrand apologized for the time delay and explained it was due to trying to find someone to prepare the plans.

Marie Welch spoke and advised submitted plans show materials and colors and show the 2 front entrance ways; one being office space the other being for the upstairs residential location.

Marie said this Board does not get involved on the interior but that is being worked on as well.

Marie addressed some outstanding items that Secretary Hart advised on in her last email but that there was not enough time to prepare on plans but she has copies of the map and felt most were just some housekeeping items. Marie said plans show plantings and some parking spaces as requested by the Board.

Marie asked the Board about “forward parking only” sign and thought it should be “no forward parking” and that this Board did not want anyone backing out onto St. John Street. The Board confirmed sign should read “no forward parking”. Marie advised she placed 2 signs on that section of parking on St. John Street on the plans.

Marie said Mr. LeGrand has indicated there will be 2 porches over the doorways and that is where the lighting will be – and will be downward lighting. Marie showed on the survey map the streetlight and that the proposed porch lighting would not put any light out onto the street.

Marie advised that the attorney asked for cutsheets, but that she does not do cutsheets and asked if the planning board could waive providing cur sheets since lighting will be under the roof over-hangs and downward pointing. Board agreed to no cutsheets.

Secretary Hart asked if lighting was on the new plans. Marie said no. Secretary Hart explained that the County deemed the first submission incomplete due to not having a lighting plan. Marie said she did revisions for the next submission showing the lighting. Secretary Hart asked if there was any other lighting proposal. Marie advised no. Secretary Hart advised when new plans are received she will resubmit to Dutchess County Planning & Development.

Marie said septic elements and infiltrators have been added to the plans.

Marie said sidewalk angle concerns were addressed and they eliminated those angles.

Marie said they corrected the office numbering 1, 2 & 3 as requested.

Marie said at the last meeting the Board asked about the water line and if they would be going underneath the road to put the water line in, and answered yes they do but hopefully in and out during that construction.

Member Zacharzuk asked if asphalt was being put down. Marie said no keeping gravel due to Infiltrators underneath the parking lot. Mr. LeGrand advised it will be H2O which is meant for under a parking lot. Marie Welch said the only place that is impervious will be the concrete sidewalk and that the handicap space has to be paved.

Marie said that Attorney Polidoro’s question about the size of handicap space was addressed because they had 8 foot for the space but had the 5 foot for the stripped area and Marie advised that this has met the Code for a handicap space and is on the plan.

Marie Welch said they did not add the symbol for the light for on the legend and she will add and drop off another copy tomorrow.

Member Zacharzuk asked about the legend and the concrete wall. Shading was discussed and Marie said she will correct that to look different but will erase the one out front since it is not part of the site plan and will add a symbol calling it gravel.

Secretary Hart advised she did not hear back from Attorney Polidoro regarding SEQOR so the Board can do SEQOR at the next meeting.

Acting Chair Markusen-Weiss asked if anyone was present wishing to speak for the public hearing. No persons present.

Marie asked that the public hearing remain open due to still meeting conditions.

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

Acting Chair Markusen-Weiss made a motion to table the site plan and continuation of public hearing for St. John Street site plan listed under Tax Parcel ID 6272-06-389759 to May 9, 2025 at 6:30pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Agenda Item #2

Ken Migliorelli /Carly 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.

The only outstanding item from the March 13th meeting was response from Dutchess County Planning & Development – which response was received on 3/3/2025 listed as “a matter of local concern”.

Acting Chair Markusen-Weiss asked the Board for any comments. Member Zacharzuk said he feels this will add greatly to the community. No further comments.

Acting Chair Markusen-Weiss made a motion to approve the site plan application for 7357 South Broadway, listed under Tax Parcel ID 6272-14-278467 as submitted by plans dated 3/11/2025 prepared by Kristina Dousharm Architecture, PLLC. Motion seconded by Member Zacharzuk. All in favor. Motion Approved.

Acting Chair Markusen-Weiss made a motion to adjourn the April 10, 2025 Planning Board meeting at 6:47pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Lara Hart
Secretary to the Planning Board
