

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
June 12, 2025**

Present: Chair Elizabeth Pagano, Member David Markusen-Weiss & Member Laura Avella

Absent: Member Steve Zacharzuk & Vacant Seat

Chair Pagano opened the June 12, 2025 Planning Board Meeting at 6:38 pm.

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.

Agenda Item #1

Marie Welch, L.S. for Thomas LeGrand

St. John Street – Site Plan

Tax Parcel ID: 6272-06-389759

Chair Pagano made a motion to open the Public Hearing. The motion was seconded by Member Markusen-Weiss. All in favor. Motion approved.

There were no Public Comments.

Chair Pagano asked if there was an easement for the parking spaces. The applicant clarified the easement was created when the lot line between this parcel and the parcel on W. Market Street was altered. Chair Pagano asked how many parking spaces are allotted per unit. The applicant answered there were two parking spaces each.

Chair Pagano asked if the depth of parking on St. John St. was deep enough if the sidewalk was to be extended to both sides of the road. The applicant noted that if the sidewalk was added to the southern side of the road, it would cut into this parcel. Attorney Victoria Polidoro mentioned a transfer of land may be needed if a sidewalk was added to the southern side of St. John St.

Chair Pagano asked why there were only three windows on the rear side of the proposed building and suggested adding a fourth window for symmetry. Markusen-Weiss noted the exterior of the building should match the pattern book and asked if there were any plans to separate the lower and upper floors with any architectural details. The applicant answered there was a planned porch with a roof that will span the across the entire front of the building.

The Planning Board members requested the applicants submit updated plans with the proposed porch and an additional window on the rear side of the building for symmetry.

Chair Pagano stated the lighting will need to be approved as well and cut sheets were still needed. The applicant stated he has not yet made decisions about lighting fixtures. Chair Pagano stated specifications regarding wattage and lumens will be added to the conditions of approval.

Chair Pagano made a motion to continue to Public Hearing to the next Planning Board meeting on July 10, 2025. The motion was seconded by Member Markusen-Weiss. 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

Chair Pagano advised this is a site plan application for signage approval for a sign installed on the facade of the building and stated the proposed square footage totaled 25.9 sq ft, which is above the allowable size. She asked the board members if they should consider the signs separate or together.

Member Markusen-Weiss asked if they needed to consider the two road frontages. Chair Pagano added this could set a precedent for any business with a corner building. Attorney Victoria Polidoro read the code and interpreted the code to say one sign per business.

Chair Pagano asked the applicant if she would consider redesigning the sign to install a hanging sign in the window and then install the facade sign over the door only. Member Avella asked if the applicant would change the sign over the door if the sign above the window was not approved. Attorney Victoria Polidoro suggested the board members approve the sign portion proposed above the door at this meeting. The applicant responded that she would prefer the board approve the sign portion proposed above the door at this time.

Chair Pagano made a motion to approve the proposed signage on Route 9 for property located at 7501 N Broadway, listed as Tax Grid #6272-10-425729. 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 #3

Chiropractic Nutrition

Owner: Baright Realty (consent on file)

21 E Market St

Tax Parcel ID: 6272-10-459722

Applicant Mark Goldhirsch stated the sign size was dictated by both the location of the existing bracket and the need for vehicle clearance when entering the alleyway. Chair Pagano asked if the sign would meet the 8 feet height requirement from sidewalk. The applicant clarified that sign was high enough.

Chair Pagano made a motion to approve the proposed hanging signage for property located at 21 E Market St, listed as Tax Grid #6272-10-459722, 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.

Chair Pagano made a motion to approve the minutes of the May 8, 2025 Planning Board meeting. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to adjourn the June 12, 2025 Planning Board meeting at 7:35pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Katie Khakhar

Acting Secretary to the Planning Board
