

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

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

Absent: Vacant Seat

**Chair Pagano opened the July 10, 2025 Planning Board Meeting at 6:31 pm.**

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

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

Chair Pagano made a motion to accept the minutes from the June 12, 2025 Planning Board Meeting. The motion was seconded by Member David Markusen-Weiss. 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

Chair Pagano advised no persons were present for Public Comment.

Chair Pagano advised that updated plans requested from the applicant had not yet been received.

Chair Pagano made a motion to table to the Site Plan Application and Public Hearing for St. John St listed under tax parcel id 6272-06-389759 to August 14, 2025 at 6:30 pm. 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 noted this is a continuation of an application and Timely Signs submitted updated plans reducing the size of the proposed sign for a total of 19 sq ft. Chair Pagano reviewed

comments from Thomas Keith, Zoning Officer, that determined the signage to be a wrap around and can be permitted as one sign, as long as signage does not exceed 24 sq ft.

**Chair Pagano made a motion to approve the proposed signage located at 19 West Market Street, listed as Tax Grid #6272-10-425729, as depicted in their submitted proposal dated 6/20/2025 and said signage being determined by the ZEO to be a wrap-around sign and permitted as one sign. 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:**

**NO sign shall be permitted to be hung until the applicant has received the required building permit.**

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

### **Agenda Item #3**

Cary Kittner

7481 South Broadway

Tax Parcel ID: 6272-10-416707

Cary Kittner gave an overview of the Site Plan Application requesting a change of use for the second floor of the building owned by her mother, Leocadia (Lottie) Kittner, that she is now managing. She further explained the upstairs area had been used as office space in the past, but as they had been vacant for many years, she is requesting a change of use to use them as office space again.

Cary Kittner added that she has two Therapists that would like two of the three office spaces and asked for clarification regarding what other types of business would be allowed in the future. Chair Pagano responded that this Site Plan Application would allow this space to be used as office space and any business that can operate within that designation would be allowed.

Cary Kittner asked what the regulations are regarding signage for each tenant. Chair Pagano clarified that if the tenants only wanted window signs and the total signage did not exceed 25% of the size of the window, they would be allowed to install those without Planning Board approval. Member Steve Zacharzuk asked where the tenants were planning to install their signage. Cary Kitter responded they wanted to install signs on the main door at the bottom of the stairs only.

Chair Pagano reviewed explained this application will need a 239 review from Dutchess County Department of Planning and Development and review by Delaware Engineering for review of the sewer use as per Village Code.

The planning board members reviewed the Site Plan. Member David Markusen-Weiss asked if they should review the parking areas. Chair Pagano responded that review was not required due to the location on Route 9 and the proximity to municipal parking. Cary Kittner also added there was an employee/tenant parking area located behind the building.

Chair Pagano made a motion deeming the application complete for submission to Dutchess County Department of Planning and Development under 239 review. The motion was seconded by Member Laura Avella. All in favor. Motion approved.

Chair Pagano made a motion to send the application to Delaware Engineering for Sewer Review. The motion was seconded by Member David Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion classifying the application as Type 2 Action under SEQR and no further environmental review is required. The motion was seconded by Member Laura Avella. All in favor. Motion approved.

Chair Pagano made a motion to set a Public Hearing for August 14, 2025. The motion was seconded by Member Laura Avella. All in favor. Motion approved.

Chair Pagano made a motion to table the Site Plan Application to August 14, 2024. The motion was seconded by Member Steve Zacharzuk. All in favor. Motion approved.

### **Other Business**

Member Steve Zacharzuk began a discussion regarding a possible Site Plan violation at a recently approved nail salon. He noted many people park in front of the building but believed parking was only allowed along the side and rear of the building and asked if no parking sign were supposed to be installed as per the Site Plan. He also questioned if the window signs at Bliss Juice bar were larger than the allowable 25% of the window.

Chair Pagano added that the front doors at CVS are still inoperable. Member Steve Zacharzuk further added CVS has still not replaced the EV charging stations that were removed.

Chair Pagano noted that they would need to follow up with the Zoning Enforcement Officer, Tom Keith, and enforce noncompliance issues.

**Chair Pagano made a motion to adjourn the July 10, 2025 Planning Board meeting at 7:13pm. Motion seconded by Member Steve Zacharzuk. All in favor. Motion approved.**

Katie Khakhar

Acting Secretary to the Planning Board

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