

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
December 11, 2025**

Present: Member David Markusen-Weiss (Acting Chair), Member Steve Zacharzuk & Member Laura Avella

Absent: Chair Elizabeth Pagano

Acting Chair Markusen-Weiss made a motion to open the December 11, 2025 Planning Board Meeting at 6:31 pm. 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.

Acting Chair Markusen-Weiss made a motion to approve the Planning Board minutes dated November 13, 2025 and that there were no Board comments on minutes. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Agenda Item #1

Connor & Liam O'Farrell
31 East Markert Street
Tax Parcel ID: 6272-10-482721

Acting Chair Markusen-Weiss advised this was a continuation of a site plan review from 9/11/2025.

Acting Chair Markusen-Weiss announced that applicants have requested that application be tabled to the January 8, 2026 planning board meeting.

Acting Chair Markusen-Weiss made a motion to table the site plan for 31 East Market Street listed under Tax Parcel ID 6272-10-482721 to January 8, 2026 at 6:30pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Agenda Item #2

Kristina Dousharm (Dousharm Architecture, PLLC)
Owner: Red Hook Commons, LLC
87 East Market Street
Tax Parcel ID: 6272-11-646717

Acting Chair Markusen-Weiss advised that this is a continuation of site plan application from 11/13/2025.

Acting Chair Markusen-Weiss announced that applicant has requested to table the application to the January 8, 2026 planning board meeting.

Acting Chair Markusen-Weiss announced that the 239m referral was sent digitally and hard copies mailed on 11/5/2025 and that Secretary Hart had been advised on 12/3 that the County never received hard copies and had a strict policy that they could not respond without hard copied. Hard copies were re-mailed on 12/3/2025 and received on today's date.

Acting Chair Markusen-Weiss announced that at the last meeting the Board spoke about application and DOT referral and that a Lead Agency notification was sent to DOT on 11/17/2025. No response has been received but the 30-day time period does not expire until 12/17/2025.

Acting Chair Markusen-Weiss announced at the last meeting the Board requested escrow in the amount of \$500.00 for site plan referral to Village Engineer for stormwater review but that escrow has not been received, and referral has not been sent.

Acting Chair Markusen-Weiss made a motion to open the public hearing for the site plan for 87 E. Market Street listed under Tax Parcel ID 6272-11-656717 at 6:35pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Acting Chair Markusen-Weiss asked if anyone present wanted to speak. No one was present for public hearing.

Acting Chair Markusen-Weiss made a motion to close the public hearing for the site plan for 87 E. Market Street listed under Tax Parcel ID 6272-11-656717 at 6:38pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Acting Chair Markusen-Weiss made a motion to table the site plan application and public hearing for 87 E. Market Street listed under Tax Parcel ID 6272-11-646717 to January 8, 2026 at 6:30pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Acting Chair Markusen-Weiss made a motion to adjourn the December 11, 2025 planning board meeting at 6:39pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Lara Hart
Secretary to the Planning Board
