

**VILLAGE OF RED HOOK
PLANNING BOARD MEETING
January 8, 2026**

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

Chair Pagano made a motion to open the January 8, 2026 Planning Board Meeting at 6:44 pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

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

Chair Pagano and Board welcomed newly appointed member Francisco Pujol.

Chair Pagano announced members present and that we had a quorum.

Chair Pagano made a motion to approve the Planning Board minutes dated December 11, 2025 and that there were no Board comments on draft 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

Chair Pagano advised this was a continuation of a site plan review from 9/11/2025.

Chair Pagano advised that no new plans have been received and application will be tabled to the February 12, 2026 planning board meeting.

Chair Pagano made a motion to table the site plan for 31 East Market Street listed under Tax Parcel ID 6272-10-482721 to February 12, 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

Chair Pagano advised this is a continuation of site plan application from 11/13/2025.

Chair Pagano advised that no new plans or escrow for engineering review have been received.

Chair Pagano advised that the 239m referral response was received from Dutchess County Department of Planning & Development dated December 31, 2025, as a matter of local concern with no comments. Applicant, Village Attorney and all Board members provided a copy.

Chair Pagano advised that the DOT lead agency referral response has been received dated December 30, 2025 consenting to the Village of Red Hook Planning Board to act as lead agency, with comment: WILL ANY WORK BE DONE IN THE RIGHT-OF-WAY. Applicant, Attorney and all Board members provided a copy. Chair Pagano advised response will be provided once amended plans are received.

Chair Pagano 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 6:52pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Chair Pagano announced no one was present but that two people from prior public hearing were here but left once they were advised application would be tabled and no one was present. Chair Pagano advised that no additional emails or written responses have been received by Secretary Hart.

Chair Pagano made a motion to table the public hearing for the site plan for 87 E. Market Street listed under Tax Parcel ID 6272-11-656717 to February 12, 2026 at 6:53pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to table the site plan application for 87 E. Market Street listed under Tax Parcel ID 6272-11-646717 to February 12, 2026. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Chair Pagano made a motion to adjourn the January 8, 2026 planning board meeting at 6:54pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Doris Balacic-Scheuing attended meeting and took minutes
Minutes transcribed and prepared by Lara Hart, Secretary to the Planning Board
