

VILLAGE OF RED HOOK **DRAFT COPY**
PLANNING BOARD MEETING
March 16, 2026

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

Absent: Member Francisco Pujol

Chair Pagano opened the March 16, 2026 Village of Red Hook Planning Board Meeting at 6:30pm with the Pledge of Allegiance

Chair Pagano announced members present, and that there is a quorum.

Chair Pagano made an announcement regarding Agenda Item #4 that this was a working meeting of the Village of Red Hook Planning Board and there is no public hearing scheduled so no public hearing comments will be heard until a hearing is scheduled, and that everyone is welcome back for hearing to address the Board.

Chair Pagano made a motion to approve the Planning Board Minutes dated February 12, 2026. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #1

Vinnie Scaffidi – Peaceful Warrior Karate

Owner: Rhinehook, LLC

7528 N. Broadway

Tax Parcel ID 6272-06-461750

PRESENT: Vinnie Scaffidi, Business Owner & Jonathan Winstral, Business Owner

Chair Pagano announced applicant was present for 2 signage applications; one to replace existing freestanding sign and one **façade signage to be placed on the side of the building.** Chair Pagano advised that this location is former Scheer Cleaners/Scanlon Cleaners.

Mr. Scaffidi advised that they have been in this area for about 20 years and trained with his instructor Mr. Winstral who is present and proposing freestanding and facade signage for their new business location.

Chair Pagano asked Board if they wanted to discuss signs separately or together. Member Zacharzuk asked to do separately.

FREESTANDING:

Chair Pagano advised in the proposal there were pictures of old signs that Scheer had and asked Mr. Scaffidi if their signage would be exactly as the same sign as was previously there with round cut out at top. Mr. Scaffidi said yes. Chair Pagano said so basically just changing out the signs. Mr. Scaffidi said yes.

Member Avella asked if they were keeping existing frame or just replacing the sign. Mr. Scaffidi advised they are using the exact existing signs and just painting them white and adding their logo lettering.

Chair Pagano asked if they would be doing any work to the posts. Mr. Scaffidi said yes – some minor repairs at the bottom from rot. 90% is intact and corner of bottoms to be repairs.

Member Markusen-Weiss asked if it was a vinyl sign. Mr. Scaffidi said yes.

Mr. Winstral advised the whole board was redone and painted and they are just going to be adding vinyl lettering over the top as was previously done with Scanlon.

Member Zacharzuk asked about how the lettering will be fastened to the board. Mr. Winstral advised said they are self-stick vinyl and placard itself is a wood board.

Member Zacharzuk asked about the posts. Mr. Winstral advised the posts of the freestanding sign (bottom of the base) has worn down and will redo façade of the posts.

Member Zacharzuk asked if there would be any lighting. Mr. Winstral advised no lighting.

No further Board comments.

FACADE:

Chair Pagano advised big sign was 75x45 which is 24 square feet which allowable maximum size per Zoning and sign is identical to the one on the freestanding. Mr. Scaffidi said similar.

Chair Pagano asked what is the material of the façade sign. Mr. Scaffidi advised 1 inch and $\frac{3}{4}$ inch wood-based board.

Chair Pagano asked if it would have lighting. Mr. Scaffidi advised no.

Mr. Zacharzuk asked if it would be different than what is there now. Mr. Winstral advised there is not a sign on the sign of the building and only a temporary promotional banner.

Chair Pagano advised when your signs are approved tonight banner will need to be removed. Mr. Winstral said 100%.

Member Zacharzuk asked how the façade sign will be attached to the building. Mr. Scaffidi said by concrete screws, drilled into the building.

Member Zacharzuk asked what the sign was made of. Mr. Scaffidi said wood. Chair Pagano same wood as the freestanding.

Board has no further comments.

Chair Pagano made a motion to classify the signage application for 7528 North Broadway as a Type II Action requiring no further environmental review. Motion seconded by Member Markusen-Weiss. All in favor.

Chair Pagano made a motion to approve the proposed façade and freestanding signage for property located at 7528 North Broadway listed as Tax Grid #6272-06-461750, as depicted in submitted proposal. Signage shall not exceed the square footage as provided by the Code of the Village of Red Hook, and that both signs are within the limits allowed and conforms to all provisions of Section 200-38 of the Code of the Village of Red Hook.

Secretary Hart had applicant sign required building permit.

Agenda Item #2

Kristina Dousharm Architecture, PLLC

Owner: Red Hook Commons, LLC

87 E. Market Street

Tax Parcel ID: 6272-11-646717

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

Chair Pagano advised that Kristina Dousharm Architect advised project is still “on hold”.

Chair Pagano advised a public hearing was scheduled and was subject to being opened and tabled.

Chair Pagano made a motion to open the public hearing for site plan application for 87 E. Market Street at 6:44pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano asked if anyone was present to speak. No person present and no new letters/comments received.

Chair Pagano made a motion to close the public hearing for site plan application for 87 E. Market Street at 6:47pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to table the public hearing and continue the site plan application for 87 E. Market Street to April 9, 2026 at 6:30pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #3

Connor & Liam O'Farrell

31 East Markert Street

Tax Parcel ID: 6272-10-482721

Present: Connor O'Farrell; Liam O'Farrell & Martin J. Willms, P.E.

Chair Pagano advised this was a continuation of a site plan review from 2/12/2026.

Chair Pagano advised that applicants decided to seek a parking variance and will return to the Planning Board once Zoning review is complete.

Chair Pagano made a motion to table the site plan application for 31 East Market Street Listed under Tax Parcel ID 6272-10-482721 to April 9, 2026 at 6:30pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Agenda Item #4

Erin Hayes, Superintendent - RHCS D

65 W. Market Street & Linden Ave. Rear

Tax Parcel ID's: 6272-06-319834; 6272-06-266873; 6272-05-215857 & 6272-05-215893

Present: Dr. Erin Hayes, Superintendent; Dr. Janet Warden, Superintendent, Kelly Boerelle, School Board President, Thomas Cassata, Athletic Director, James Selinka, Architect and Ena Baker, NY Sales Rep with Musco Lighting.

Chair Pagano advised this was a continuation of a site plan application for field lighting for the Red Hook Central School District from 2/12/2026.

Chair Pagano advised amended plans were received and forwarded to all members and attorney.

Dr. Hayes said she submitted larger print pictures which are numbers and that Ena Baker from Musco Lighting was present this evening to help answer the Board's questions on lumens and lighting.

Dr. Hayes advised they added the neighboring properties and tree line, and it is noted that all of those houses are lined with trees that separate the district property from the residential properties.

Dr. Erin Hayes said with the plans you will see different scenarios for lighting with each page, depending on what lights are turned on, and an option to get colored lights, which have not been purchased yet.

Chair Pagano advised that Member Pujol is not present this evening but submitted comments for the Board to take into consideration and that her discussion with incorporate those comments.

Chair Pagano summarized last month in that the goal is to minimize the light spill onto adjacent residential properties and control glare and comply with the Greenway Guide in terms of the quality of light, value of the light and shielding.

Member Avella said with discussions last time you would only be lighting the inner field during football games and the track would be illuminated Monday through Friday. Dr. Hayes said right, and just in the Fall & Spring because in the winter if it snows, they do not plow the track, so it is not usable. Member Avella asked if it doesn't snow is the track closed. Dr. Hayes advised no because people walk it. Member Avella said so open but weather contingent. Dr. Hayes said yes.

Member Zacharzuk said he would have liked to have had bigger print.

Member Zacharzuk asked about location of 70ft. poles on F1 & F2 & the 80ft. poles on F3 & F4 and how would they be erected.

Ms. Baker advised that what an installer would do is come in with an auger and drill a hole for the foundation, which is a strong concrete base, set foundation and backfill with concrete and would build the poles on the ground because the poles come in sections so they build on the ground and attach the fixtures to the crossarms on the ground, and then fly them as one unit. They will take a crane, fly those poles and set them on the concrete bases; all the fixtures being concrete and a laser turns on at the top of the pole and aimed at the center of the field and once aimed they drop it in place and the pole is set.

Chair Pagano asked so the base of pole is incased in concrete and then the pole is inserted in like a cup. Ms. Baker said no it basically slip-fits over it and the concrete is a strong concrete base and the pole slides over top of it.

Architect Selinka asked if base is bolted in. Ms. Baker said base is not bolted in and just slips over the top.

Chair Pagano said so the base is like a bollard. Ms. Baker said yes, a strong concrete base – they set the base in and hold the base in place and backfilled with concrete and once the concrete is set, they fly the poles on top and slip fit them over. Ms. Baker said there is no bolting, no rebar, no building foundation in the ground, just concrete base backfilled with concrete.

Chair Pagano asked what kind of wind they were rated for. Ms. Baker said it is for whatever the local wind Code is so here she thinks it is 115 and built to that system and the wind speed depends on the base. Chair Pagano asked if that was dictated by the State. Ms. Baker said yes.

Member Zacharzuk asked how deep the concrete bases were for the 70 & 80 ft. poles. Ms. Baker said it depend on foundation for the poles and advised approximately 16 feet for 70 ft. poles and 20 ft. for 80 ft. poles.

Chair Pagano said that the total number of tall poles is 5 and then there are the poles that go around the track. Architect Selinka advised there is only 5 poles total.

Ms. Baker said she can provide the exact depths. Member Zacharzuk asked that the exact depths be put on the plans.

Chair Pagano mentioned Member Pujol's comment #5- path & lighting. Dr. Hayes advised that there are existing parking lights on an access road.

Member Zacharzuk asked on page 3 – you don't have a key and asked if the yellow line outside of the track is a fence. Architect Selinka said correct. Member Zacharzuk asked what the dotted line was on the inside of the track. Architect Selinka advised a drain.

Member Zacharzuk asked if there was a scoreboard. Dr. Hayes advised scoreboard is already on the high school building and not changing and not part of this plan.

Chair Pagano asked about cut sheets for the lights. Dr. Hayes said everything was sent to Lara. Secretary Hart provided copies of cut sheets to board members (they were not included in plans submitted by Dr. Hayes at tonight's meeting).

Member Markusen-Weiss asked if someone could explain the light spills sheets referencing page 10 and is page 10 with everything on?

Ms. Baker said on page 10 - that is with everything on and technically it is a white light and knows this Board asked about the color temperature and white light is the true white light shown on page 14. Member Markusen-Weis asked what temperature that was. Ms. Baker did not know but said If you look at top corner grid (page 10) it will show all fixtures on and the footcandle levels from 0 to where light is no longer on the field.

Ms. Baker said it shows the 50 fixtures per bulb and that 40 are on but that there are another 10 fixtures that are not on will be the color fixtures should the school decide on that, but if not, those 10 fixtures would be removed.

Member Avella asked what you would use the different colors for. Dr. Hayes said it was for school colors – so if #15 ran out they could use red.

Member Zacharzuk asked Dr. Hayes if the school would be looking into colored lights. Dr. Hayes advised yes.

Member Markusen-Weiss asked about page 15 – property spill and why is it different from page 10 and is it because of more fixtures. Ms. Baker said correct because of more fixtures on it.

Chair Pagano asked what would be the normal number of fixtures when there is a football game and which ones would be on. Ms. Baker said it would be all of them, and they have the option to turn the track lights off or just have field lights off and have all the light fixtures on at one time, so the diagram is showing all lights on and how the spill is with different fixtures on. Member Markusen-Weiss said in footcandles. Ms. Baker said correct.

Member Markusen-Weiss asked on page 16 - is there a different unit - and cannot tell why the numbers are different. Ms. Baker said with spill and glares are typically put into one category but are two different things - Spill is the measurement of light that is not on the intended surface and what they are trying to show in the blanket grids – the spill that is light not getting on the field vs. glare which is measured in candela – so with glare you are experiencing it.

Ms. Baker said to put into more perspective a low beam car headlight is about 10,000 candela when staring at it and a high beam headlight is about 30-40,000 candela. Dr. Hayes said these do not take into effect trees and if it were a blank field so the trees will add filter. Ms. Baker said she went to site and measured trees at 65-70 feet in height.

Member Markusen-Weiss asked so 15 is horizontal and 16/17 is vertical. Ms. Baker said yes.

Chair Pagano asked what is a vertical footcandle? Ms. Baker said it is where you take a measurement of light and measuring vertical which is done with a light meter.

Ms. Baker advised with their system they guarantee light levels for 25 years under warranty – which is light on and off during the year and if ever an issue it is their job to fix that.

Chair Pagano asked that this be a condition of approval. Ms. Baker said it is something she will already be doing. Chair Pagano said ok.

Chair Pagano referenced some of Member Pujol's comments:

No NYS mandate for sports lighting:

Ms. Baker advised there is not and there is IES (Illuminating Engineering Society) which sets lighting standards throughout all sports and most adhere to those standards and that between 4,000 – 6,000kv is appropriate for sports lighting and through testing they feel that 5700kv is best and what they use.

Chair Pagano asked if there is no additional parking or auxiliary lighting. Dr. Hayes said no.

Chair Pagano reiterated that track lights will be used during the school year and on until 9pm so community can also use the track.

Chair Pagano asked about manual to automatic. Dr. Hayes said this was discussed last time and they can change to automatic.

Chair Pagano asked about community hour lighting be at a dimmed level – track lights on every day and is there a lower level when no events. Ms. Baker said yes – these lights have ability to lower down 50% to 25% as the school decides.

Both Dr. Hayes and Dr. Warden said they will need to check with their insurance company for safety issues. Chair Pagano said of course.

Chair Pagano asked if they could mark the school property lines on the sheets. Architect Selinka advised they are there on page 15. Ms. Baker said on pg. 17 - it is the yellow lines.

Member Markusen-Weiss asked about 19, 20 & 21 and white glare. Ms. Baker advised they are 150 feet from property line and a standard. Member Markusen-Weiss said 150 from the poles. Ms. Baker said from the field

Member Zacharzuk asked how far are the poles. Ms. Baker advised F4 & F3 are 145 feet from the center of the field and F1 & F2 are 135.

Member Zacharzuk said it looks like F1 & F2 are right on the track. Ms. Bajer said they are close to the track. Member Zacharzuk said F3 & F4 are back by the road. Chair Pagano said and why they are the taller ones.

Member Zacharzuk asked if they would be wired underground. Ms. Baker advised yes – and in the specs it shows a handpole in the concrete base so the contractor will install the conduit underground and they will put straight into concrete base and up through the pole and no wires will be exposed.

Ms. Baker showed the electrical box – where all the driver (brains of the lights) are located and how they are all connected.

Chair Pagano advised that all lights are shielded.

Architect Selinka advised that Musco is a national company that specializes in this and the leader in this field.

Chair Pagano asked about property spill at 5 feet. Ms. Baker said basically it is just measured at 5 feet so typically it shows at 3 & 5 feet.

Chair Pagano asked if 11x17 plans could be submitted. Dr. Warden asked if this was provided as a pdf and if the Board could print. Members cannot print that large. Member Zacharzuk said this Board requires larger plans.

It was discussed using the TV monitor on the wall for the next meeting for public hearing presentation.

Dr. Hayes asked if this Board needed more information before being sent to the County. Chair Pagano said no and will send to the County for 239m review and set a public hearing.

Member Avella asked what the lowest level of lighting could be on the track because of being most illuminated, and regularly. Ms. Baker said she did not have documentation of lower level but dim levels are 50% – 25% of the light. Chair Pagano asked to translate that to a footcandle for the next meeting. Ms. Baker said she will do her best.

Dr. Hayes said they will check with their insurance company regarding lumen levels and safety issues. Architect Selinka said he will get Code requirements for lumen levels for next meeting.

Board asked for visuals of other installs to share on screen for next meeting.

Board had no further comments.

Chair Pagano made a motion to deem the site plan application for the RHCS D Field Lighting Proposal listed under Tax Parcel ID's 6272-06-319834; 6272-06-266873; 6272-05-215857 & 6272-05-215893 as complete and to send to Dutchess County Department of Planning & Development per 239m review. Motion seconded by Member Markusen-Weiss. All in favor. Chair Pagano made a motion to set a public hearing for the site plan application for the RHCS D Field Lighting Proposal listed under Tax Parcel ID's 6272-06-319834; 6272-06-266873; 6272-05-215857 & 6272-05-215893 to April 9, 2026 at 6:30pm. Motion seconded by Member Markusen-Weiss. All in favor.

Chair Pagano made a motion to table the site plan application for the RHCS D Field Lighting Proposal listed under Tax Parcel ID's 6272-06-319834; 6272-06-266873; 6272-05-215857 & 6272-05-215893 to April 9, 2026 at 6:30pm. Motion seconded by Member Markusen-Weiss. All in favor.

Agenda Item #5

Marie Welch, L.S.

For Thomas LeGrand

St. John Street Site Plan

Tax Parcel ID: 6272-06-383756

Chair Pagano advised a letter received from Marie Welch, L.S. dated March 2, 2026 on behalf of owner Thomas LeGrand requesting an extension of site plan approval, which this Board approved on September 11, 2025. Approval expires in 180 therefore they are asking for another 180 day extension to September 10, 2026.

Chair Pagano made a motion to grant extension approval for site plan for St John Street listed under Tax Parcel ID 6272-06-383756 to September 10, 2026. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Chair Pagano made a motion to adjourn the March 16, 2026 planning board meeting at 7:37pm. Motion seconded by Member Markusen-Weiss. All in favor. Motion approved.

Lara Hart

Planning Board Secretary
