

VILLAGE OF RED HOOK (DRAFT COPY)
PLANNING BOARD MEETING
MAY 14, 2026

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

Absent: Chair Elizabeth Pagano

Acting Chair Markusen-Weiss opened the May 14, 2026 Village of Red Hook Planning Board Meeting at 6:30pm with the Pledge of Allegiance

Acting Chair Markusen-Weiss announced members present and that there is a quorum.

Acting Chair Markusen-Weiss made a motion to approve the Planning Board Minutes dated April 9, 2026. 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

No person(s) present.

Acting Chair Markusen-Weiss advised this was a continuation of a site plan review from 2/12/2026.

Acting Chair Markusen-Weiss advised that applicants were in front of the Zoning Board of Appeals for a parking variance which variance was denied on 4/23/2026.

Acting Chair Markusen-Weiss advised that applicants are working on an alternative variance request and will return to the Planning Board once completed.

Acting Chair Markusen-Weiss made a motion to table the site plan application for 31 East Market Street Listed under Tax Parcel ID 6272-10-482721 to June 11, 2026 at 6:30pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Agenda Item #2

Andrew Gladding – KZE
Owner: Historic Red Hook – 7562 N. Broadway

Signage Parcel Location: 7564 North Broadway
Tax Parcel ID: 6272-06-479800
Present: Adam Schartoff, Director

Acting Chair Markusen-Weiss advised applicant was present this evening for proposed signage for KZE for parcel located at 7564 N. Broadway and that this parcel is owned by Historic Red Hook.

Acting Chair Markusen-Weiss advised that Zoning Officer Thomas Keith has made a determination that other signage on the parcel is historic site identification and therefore not advertising so applicant is exempt from other signage calculation.

Acting Chair Markusen-Weiss advised that proposed signage is 24 square foot freestanding as depicted in submission – which is allowable under Zoning Section 200-38.

Mr. Schartoff had no additional information to present to the Board.

Acting Chair Markusen-Weiss asked what the sign was made of. Secretary Hart advised metal with wood frame listed in the signage application. Acting Chair Markusen-Weiss said and part of a planter.

Member Pujol asked if there was any lighting. Mr. Schartoff said he was not sure. Board said they did not see any lighting proposal on the plans.

Mr. Schartoff contacted Mr. Gladding on the phone.

Member Pujol said as a condition of approval they could specify downward pointing, low wattage and 2700k.

Member Zacharzuk asked about materials of sign and if the letters are white. Mr. Schartoff said yes and showed logo as depicted in submission.

Member Zacharzuk asked about dimensions. Board reviewed and determined 24 square feet.

Mr. Gladding called-in and advised there was a plan to use downward low lighting solar and nothing hard wired. Member Pujol said temperature must be 2700k. Mr. Gladding said ok and no problem.

Member Zacharzuk asked how the sign was erected and asked if it was dug in. Mr. Schartoff said it would be placed in the planter and the planter will be underground.

Mr. Gladding advised it is non-permanent and the planter will be the base with dirt on top of it with annuals, and the sign will be attached and footed in the planter but could be moved at any time.

Secretary Hart said a similar one was at St. Paul's Church. Mr. Schartoff said it is also close to the building. Member Zacharzuk said the one at St. Paul's is a larger planter and this one does not look large and asked if the sign will be attached to the back of the planter. Mr. Gladding said it is attached to the sides of the planter at the inner rails with bolts.

Acting Chair Markusen-Weiss asked so it is centered on the planter in plan. Mr. Gladding said yes exactly.

Member Zacharzuk asked how big the planter was. Mr. Gladding said it is within Code. Mr. Schartoff said it is 4 ½ feet.

Member Pujol asked how deep is the planter. Mr. Gladding said 22 square feet. Member Pujol said not the sign the planter and depth of planter. Mr. Gladding said 2 feet.

Member Zacharzuk said for safety issues and it being able to be moved he would like to see it more secured. Mr. Gladding said it will have gravel at the base and you are not walking away with it as it is heavy.

Member Zacharzuk said he would like to see all this in the submission/paperwork.

Acting Chair Markusen-Weiss said concern is to make sure the ballast is sufficient and it does not blow over. Member Zacharzuk said yes and would like this noted.

Secretary Hart said the Board could make that a condition and Mr. Keith, Code Enforcement Officer will not issue a certificate of compliance until he feels sign is secure and meets standards on install. Board agreed. Mr. Schartoff asked so a condition will be approved by Zoning Officer.

Member Zacharzuk right now with no explanation it is 4 ½ by 4 ½ attached to the planter and planter is on the ground so we don't know anything else except planter has dirt in it.

Secretary Hart said she will speak with Mr. Keith about a secure install and what is required and advise the Board.

Member Pujol said the Zoning officer can confirm if it is secure and not be blown over by wind and when done they will submit in writing what was done to position it safely.

Board agreed to set a condition that signage be secure and confirmed by Zoning Officer.

Acting Chair Markusen-Weiss made a motion to classify action as a Type II Action requiring no further environmental review. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Acting Chair Markusen-Weiss made a motion to approve freestanding signage as proposed for property located at 7564 N. Broadway listed under Tax Parcel ID 6272-06-479800 with the following conditions:

Lighting shall be downward facing solar with 2700k.

Sign shall be secure and confirmed by Zoning Officer, Thomas Keith, and if any change or no change clarification to be submitted to the Board for record.

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

Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Agenda Item #3

Erin Forrester – Blue Sky Studio
Owner: Baright – Consent on file
7508 N. Broadway
Tax Parcel ID: 6272-10-446726

Acting Chair Markusen-Weiss advised that applicant has requested that application be tabled to the June 11, 2026 Planning Board meeting.

Acting Chair Markusen-Weiss made a motion to table the signage application for 7508 North Broadway to June 11, 2026 at 6:30pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Member Pujol asked to address the Board and said he has been attending a few of the Village Board meetings and a lot of their priorities seems to be adding more housing in Village center, increase people flow and spread costs of infrastructure and high taxes especially with the sewer district. Not being specifically related to one of the applicants or their application

process, but it seems there is one rule that is getting in the way of what the Village is trying to accomplish and that is the car situation. This is getting in the way of more localized housing being built in the center commercial district where they want to increase number of units. I can see that rule being applicable to new districts they are creating but here it will otherwise be impossible to achieve what they want to achieve as far as priorities and it seems to be that particular rule that is getting in the way of the bigger picture. So we should let them know that they should consider at least putting a temporary change of 12-24 months to see if there is a real impact.

Member Pujol said he used to rent houses and not everybody necessarily had a car.

Secretary Hart advised that the Zoning Board mentioned to applicants about going to the Village Board on the 1.5 parking spaces.

Member Pujol feels as a board they should make a referral or recommendation that if it is their objective to raise the tax base with more people and increase the number of housing units in the center, maybe remove rule for 12-24 months, see if there is a real impact and if someone has 3 cars they should figure out where to put them. And if they get a parking ticket they get a ticket, but let the tenants figure it out. Member Pujol said he has read a lot of articles about this and a lot of cities and municipalities have changed that and housing went up.

Member Pujol said he is still good with the rule for the new section at Cookingham's because it is a new space and can more easily plan for that, but here you have a situation where its really hard to plan for that and its blocking what the Village seems to want.

Member Pujol said at the end of the day the tenants have to figure out where to put their car if they have a car.

Acting Chair Markusen-Weiss said we have Bard students who do not have cars. Member Avella said she felt there was a lot of parking down Market Street.

The Board agreed. Member Pujol said he will draft a letter for the Board to review.

Acting Chair Markusen-Weiss made a motion to adjourn the May 14, 2026 Planning Board meeting at 7:01pm. Motion seconded by Member Zacharzuk. All in favor. Motion approved.

Lara Hart
Planning Board Secretary
