



Town of Red Hook

Zoning Board of Appeals

7340 South Broadway
Red Hook, NY 12571
(845) 758-4624 (voice)
zba@redhook.org

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS

TOWN OF RED HOOK

NOTICE IS HEREBY GIVEN that pursuant to Section 143-136C of the Zoning Law of the Town of Red Hook, New York, a public hearing will be held by the Zoning Board of Appeals of the Town of Red Hook, Dutchess County, New York at the Town Hall, 7340 Broadway, Red Hook, New York, meeting to commence at 7:00 pm, on the 09th day of November, 2016 on the following matter:

Review of Appeal

Appeal 16-09, AMJ Properties, aka Funshine Daycare, represented by Don Triebel, application for five (5) area variances to alter the parking aisle width, the parking area and play area setbacks, the building coverage and the lot coverage for a commercial daycare center, on a 1.204 acre lot. The subject parcel is 6273-00-921623 in the RD1.5 zoning district, and is located at 208 Rockefeller Lane, in the Town of Red Hook. The Applicant has applied for the following variances:

1. A variance from § 143-77 (C) of the Red Hook Zoning Law, to permit an outdoor play area with side yard setbacks of 10.5' and 10.1', and a rear yard setback of 10.89', where a minimum of 200 square feet, per child, and a minimum of 50 feet for side and rear setbacks, and vegetative and/or landform screening are required.
2. A variance from § 143-26.2(d&e) of the Red Hook Zoning Law, to permit a parking area with a parking aisle width of 24', where a 26' aisle width, for sixty degree parking, with two directional flow, and where a 26' aisle width for perpendicular parking, with one or two directional flow, are required.
3. A variance from § 143-26.2(b) of the Red Hook Zoning Law, District Schedule of Area and Bulk Regulations, to permit a parking area with a side yard setback of 10', where the minimum setback, of 20', or greater distance, as may be required by The District Schedule of Area and Bulk Regulations, is required.
4. A variance from § 143 Attachment 2 District Schedule of Area and Bulk Regulations of the Red Hook Zoning Law, to permit a building coverage of 10.95%, where Maximim Building Coverage, permitted in the R1.5 Zoning District is 10%, and from § 143 Attachment 2:2 (4), requiring not less than 40% of the required minimum open space associated with any non-residential land use, as such is set for the in the District Schedule of Use Regulations, shall be provided between the front building line and the public right of way.
5. A variance from §143 Attachment 2 District Schedule of Area and Bulk Regulations of the Red Hook Zoning Law, to alter the existing, total lot coverage of 33.91% to 32.59%, through the demolition of an existing building, and the construction of a new building, resulting in open space of 67.41%, where 70% is required, in the R1.5 Zoning District.

All interested persons will be given an opportunity to be heard in person or by directing comments in writing to the Zoning Board of Appeals, 7340 South Broadway, Red Hook, New York 12571. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Zoning Board Clerk in advance at the above address or by phone 845-758-4624 so that arrangements can be made