



## *Town of Red Hook*

### *Zoning Board of Appeals*

7340 South Broadway

Red Hook, NY 12571

(845) 758-4624 (voice)

[zba@redhook.org](mailto: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, on the 8th day of June, 2016 on the following matter:

Appeal 16-04, Brian Ackerman (the "Applicant"), application for an area variance to construct a home on a parcel that is an Existing Lot of Record, located on an unimproved, unmapped street, with a front yard setback of 40 feet, and a lot frontage of zero feet, and a lot width of 209 feet. The subject parcel is 6473-00-025078 in the RD3 zoning district. The Applicant has applied for the following variances:

1. A variance from NYS Town Law § 280A to permit a building permit to be issued for a lot that does not have access to an existing state, county or town highway or a street shown on a filed plat.
2. A variance from §143-11A of the Red Hook Zoning Law, District Schedule of Area and Bulk Regulations, to permit 0 feet of lot frontage where 160 feet is required.
3. A variance from § 143-11A of the Red Hook Zoning Law, District Schedule of Area and Bulk Regulations, to permit a front yard setback of 40 feet where 60 feet is required.
4. A variance from § 143-11A of the Red Hook Zoning Law, District Schedule of Area and Bulk Regulations to permit a lot width of 209 feet where 240 feet is required.

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.