

**Town of Red Hook  
Zoning Board of Appeals Meeting Minutes  
April 8, 2009**

**CALL TO ORDER**

The meeting was called to order at 7:06 P.M. by Chairman Nick Annas.

**ROLL CALL**

Members Present: Nick Annas, John Douglas, Paul Marienthal, Tim Ross, alternate  
Trilby Sieverding, Corinne Weber

Absent: Kenneth Anderson, Jim Hegstetter,

**PRELIMINARY BUSINESS**

Minutes of January 14, 2009: Chairman Annas asked if everyone had read the Minutes and invited comments or questions. Hearing none, he pointed out two small typographical errors and made a motion to accept the Minutes with these corrections. The motion was seconded by Corinne and all were in favor.

Planning Board Minutes and Letters: There were no comments from the Board.

Building Inspector/ZEO Permits and Memos: The Board reviewed the Permits and memos.

Comments: John asked if the Board could get an update on the Vrooman shed project. Chairman Annas also wanted to know what progress Mr. Vrooman has made in meeting the terms of the variance. John noted that it was a very bad winter and he would not have a problem in granting Mr. Vrooman an extension.

**REVIEW OF APPEAL**

7:15 Appeal 09-02, Eric Christensen application to erect a shed five feet from the side property line where a twenty foot setback is required. The applicant's lot is located at 43 Colonial Drive in the R1.5 zoning district. Chairman Annas said that he had spoken to Steve Cole regarding this application as ZEO Bob Fennell was in the hospital. Steve agreed with Chairman Annas that the Christensens do not need a variance or a building permit as the proposed structure is portable and is under 100 square feet. He said that the Christensens had been contacted and had been given this information.

Motion to Refund Fees

John made a motion that all fees be refunded and a letter of explanation be sent to the Christensens. The motion was seconded by Corinne and all were in favor.

7:30 Appeal 09-03, Ilka LoMonaco application to build a deck and sunroom eight feet from the rear property line where 25 feet is required. The applicant's lot is located at 72 Manor Road in the R1.5 zoning district. Ms. LoMonaco said that she wants to build a room which will serve as a sun room in the summer and a screened in porch in the winter. Only the first level of the house will be extended. The members of the Board discussed with her the drawing which she had presented. Chairman Annas noted that the drawing implies that at some point there will be a road on the side of the house. Tim said that a road had been allowed for when the original subdivision was made; however he felt that it was highly unlikely that one would be built because of the terrain and the wetness of the area.

There was discussion about the possibility of further building behind the property; however Tim felt that this too was unlikely. Chairman Annas asked about the size of the lot behind the property. Tim said that it is 20.6 acres. Ms. LoMonaco said that no one would be living close to the rear of the property. Tim agreed that if they built on the property, it would not be near Ms. LoMonaco.

Chairman Annas asked Ms. LoMonaco to point out on the drawing the location of the septic. She marked the location, but said that the previous owners had not provided a map or paperwork relative to the septic. Tim advised that she can call the Health Department and they will have at least a simple diagram of the septic location.

Ms. LoMonaco said that there is already an existing deck on the left side of the house and she just wants to add a room in the back so that she can have a deck which faces south. As there is already a door there, the light to the interior will not be blocked as it would be were the room to be in another location.

Chairman Annas obtained permission for the members of the Board to visit the property and set the Public Hearing for 7:15 PM on May 13, 2009.

## **ADJOURNMENT**

A motion to adjourn was made by Tim, seconded by Corinne and all were in favor. The meeting was adjourned at 7:50 P.M.