

**Town of Red Hook
Zoning Board of Appeals Meeting Minutes
June 8, 2011**

CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Chairman Nick Annas.

ROLL CALL

Members Present: Nick Annas, Kenneth Anderson, Christopher Carney, John Douglas,
Tim Ross

Absent: Jim Hegstetter, Paul Marienthal

Also Present: Robert Fennell, ZEO

PRELIMINARY BUSINESS

Minutes of May 11, 2011: Chairman Annas asked if everyone had read the May 11, 2011 Minutes and invited comments or questions. Hearing none, John Douglas made a motion to accept the Minutes as written. The motion was seconded by Ken Anderson and all were in favor.

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

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

REVIEW OF APPEAL

7:05 Appeal 11-03, Arvine & Wendy Coon application for an interpretation of the determination of the Zoning Enforcement Officer denying the sale of agricultural products on their property at 7221 Albany Post Rd. in the R1.5 zoning district. Chairman Annas announced that, at the request of the applicants' attorney, review of this Appeal has been postponed until July 13, 2011 at 7:15 P.M.

PUBLIC HEARING

7:15 Public Hearing for Appeal 11-04, JNY Quest Realty, LLC application to erect a 1500 square foot building with 17.2% coverage where the maximum coverage allowed is 15%. The applicant's lot is located at 7307 South Broadway in the B1 zoning district. Chairman Annas opened the Hearing. As no one was present to address the issue, he closed the Hearing. He then asked if the Board or the applicant had any comments. Hearing none, he asked for a motion.

MOTION

Tim Ross made a motion to grant the variance based on the fact that it is a benefit not only to the applicant but to the town. The applicant will be providing additional services as well as taxes. There will be no detriment to public safety and it fits within the character of the business district. There will be no adverse environmental effects. The motion was seconded by John Douglas.

A roll call vote was taken and the motion was passed unanimously.

ADJOURNMENT

Tim Ross made a motion to adjourn the meeting. The motion was seconded by Chris Carney and all were in favor. The meeting was adjourned at 7:20 P.M.

Respectfully submitted,

Sheila Franklin
Secretary

FINDINGS AND DECISION

Appeal 11-04, JNY Quest Realty, LLC application to erect a 1500 square foot building with 17.2% coverage where the maximum coverage allowed is 15%.

FINDINGS:

1. The property is located in the B1 Zoning District at 7307 South Broadway, Red Hook.
2. Tax Map #6272-00-244321.
3. The zoning law permits maximum coverage of 15%.
4. The applicant wishes to erect a 1500 square foot building with 17.2 % coverage.
5. The building will be a benefit not only to the applicant, but to the town. The applicant will be providing additional services as well as taxes.
6. There were no objections to the project.
7. There will be no adverse environmental effects.
8. The building fits within the business district and will not change the character of the neighborhood.

DECISION: Tim Ross made a motion to grant the variance based upon the above findings. The motion was seconded by John Douglas and carried by a 5-0 roll call vote.

Dated: June 8, 2011