

Town of Red Hook
Zoning Board of Appeals Meeting Minutes
February 13, 2013

CALL TO ORDER

The meeting was called to order at 7:04 PM by Chairman Nick Annas.

ROLL CALL

Members Present: Nick Annas, John Douglas, Chris Carney, Jim Hegstetter, Alternate, Trilby Sieverding

Absent: Ken Anderson, Tim Ross

Also Present: Jim Ross, TB Liaison

PRELIMINARY BUSINESS

Minutes of January 3, 2013: Chairman Annas asked if everyone had read the January 3, 2013 Minutes and invited comments or questions. Hearing none, Jim Hegstetter made a motion to approve the Minutes as written. The motion was seconded by John Douglas and all were in favor.

Planning Board Minutes and Letters: Chairman Annas asked the Board if they had any comments as to what the Planning Board was doing, what's on their agenda. There were no comments from the Board.

Building Inspector/ZEO Permits and Memos: There were no Permits issued in the last 30 days for review, as well as no incoming memos.

There was discussion regarding how many training credits the Planning and Zoning Boards are to have per year. John noted that Jackie, ZBA Secretary, has agreed to get all the information regarding training updated for the Board.

Chairman Annas also asked the Board if they were aware of Paul Marienthal's resignation from the ZBA Board. All were aware.

PUBLIC HEARING

7:08 Appeal 12-10, Patricia M. Butler application to construct an attached garage to existing dwelling. The district area and bulk regulations requires 20 ft. from property lines for accessory structure 143-13 (4)A allows. For the total of both side yards for the principal building shall not be less than 40% of the lot width. However, that no single side yard for a principal building shall not be less than 60% of the minimum side yard. The applicant's property is located at 57 Benner Road in the R 1.5 zoning district, Tax Grid #6272-00-104621.

Daniel Niekrewicz said he is the contractor for Patricia Butler.

Chairman Annas mentioned that from last month's meeting we talked about increasing the side yard clearance by cutting the width of the garage down from 20 ft. to 18 ft., but then making it more readily accommodating for different automobiles by extending the length from 21 ft. to 24 ft. Dan says that by doing that, because the structure is at an angle to the side lot line, it's going to encroach more on the side boundary. Chairman Annas requested that Patricia get an accurate measurement of the distance between the closest point on that side of the garage and the boundary. Chairman Annas said Marie Welch should have all of this information on file or can easily obtain it with a few additional survey points.

Patricia agreed to talk to Marie Welch and get the accurate measurements.

Chairman Annas said that if there are questions about the survey information that we need, to have Marie Welch call him.

Chairman Annas is requesting the two dimensions from the back lot line and the side lot line to the left rear corner of the garage.

Craig Zduniak stated that he is the property owner closest to Patricia Butler. It's his rear property line that's closest to Patricia's side yard line and he has no problem with the requested variance.

Dan stated he wasn't planning to start construction until the frost is gone.

Chairman Annas asked if there were any further comments. There were none.

Motion to Continue Public Hearing

Jim Hegstetter made a motion to continue the Public Hearing to March 13, 2013 at 7:05 p.m. The motion was seconded by John Douglas and all were in favor.

ADJOURNMENT

Jim Hegstetter 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

Jackie Fenaroli
ZBA Secretary