

Town of Red Hook
Zoning Board of Appeals Meeting Minutes
April 10, 2013

CALL TO ORDER

The meeting was called to order at 7:05 PM by Chairman Nick Annas.

ROLL CALL

Members Present: Nick Annas, John Douglas, Ken Anderson, Tim Ross, Jim Hegstetter
Absent: Chris Carney, Alternate, Trilby Sieverding

PRELIMINARY BUSINESS

Minutes of March 13, 2013: Chairman Annas asked if everyone had read the March 13, 2013 Minutes and invited comments or questions. Hearing none, Tim Ross 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. 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.

PUBLIC HEARING

7:08 Appeal 13-01, 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.

Chairman Annas stated that Patricia Butler had a survey done by Marie Welch which showed the distance from the nearest corner to the closest boundary to be 8.3 ft. Although the request for variance was to reduce the side lot line from 12 ft. to 5 ft., the applicant agreed to modify her request to reduce it from 12 ft. to 8 ft. Patricia Butler initialed the change to the original Application for Area Variance.

Chairman Annas made a motion to close the Public Hearing. The motion was seconded by Tim Ross and all were in favor.

Tim Ross made a motion that we grant a side yard variance reduction from 12 ft. to 8 ft. for the reason that at the Public Hearing, the only truly impacted neighbor had no negative comment.

Tim continued to say that it would be a benefit to the applicant and would not harm the health or the welfare of the community.

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 John Douglas and all were in favor. The meeting was adjourned at 7:10 p.m.

Respectfully submitted

Jackie Fenaroli
ZBA Secretary