

Town of Red Hook  
Zoning Board of Appeals Meeting Minutes  
July 9, 2014

**CALL TO ORDER**

The meeting was called to order at 7:00 PM by Chairman Annas.

**ROLL CALL**

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

Also Present: Town Board Liaison, Jim Ross

**PRELIMINARY BUSINESS**

Minutes of May 14, 2014 and June 19, 2014: Chairman Annas asked if everyone had noted the correction on the May 14, 2014 Minutes and had read the June 19, 2014 Minutes and invited comments or questions. Hearing none, John Douglas made a motion to accept both sets of Minutes as written. The motion was seconded by Jim Hegstetter 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, Memos/Comments: Chairman Annas asked the Board if they had any comments. There were no comments from the Board.

Comments from the Chairman: Chairman Annas had no comments.

**REVIEW OF APPEAL**

7:05 Appeal 14-03, James Anderson and Gabriel Hendifar application to construct an addition on the front of existing dwelling. Section 143 Attachment B states that front yard setbacks in an RD#3 zoning district shall be 60'. Applicant is requesting a 33' setback for an area variance of 27'. The applicant's property is located at 354 Metzger Road in the RD#3 zoning district; Tax Grid #6271-00-249843.

Jim Hall introduced himself. He is the contractor and will be representing the applicants.

Jim Hall explained that there were no architectural drawings, as the applicants didn't want to invest in them in case the application for this variance didn't get accepted.

There was discussion of the survey map and house plans.

Trilby Sieverding did an overview of what the applicants wished to do, stating the house is existing and nonconforming. The applicants' wish is to increase the nonconformity, bringing it closer to the road with an addition, and come forward about 14' beyond what is already nonconforming.

More discussion took place regarding the survey map.

Chairman Annas asked if there was a proposed addition to the garage as well.

Mr. Hall said there was not.

Mr. Hall continued to explain the house plans to the Board.

Chairman Annas asked if the property was staked out where the proposed addition was to go.

Mr. Hall said it was not.

Jim Hegstetter suggested that the only way to see exactly what was going to take place on the property was to visit the site. Jim further stated that just looking at the house plans and the survey map, was too confusing.

Jim Hegstetter stated that the Board would like to know more about the structure but, the lineage back to the road is what we're looking at.

The Board and Mr. Hall agreed to meet with the owner at the property on Saturday at 9:30 a.m. to get more details, etc.

Before the Board makes their site visit on Saturday, Tim Ross asked Mr. Hall if he could have the surveyor, Bob Campbell, show the dimensions of the first step up to the property line, the corner of the building to the property line and then the proposed addition, the closest point, to the property line. If it comes straight back, it will be reducing it by that much with a modification and the plan. Tim Ross also asked Mr. Hall to ask Bob Campbell if he knows what the distance to the Town line is.

Tim Ross stated that if all goes well at the site visit on Saturday, then in August the Public Hearing will be held. If the Board has all the information, and it seems reasonable, the Board can make a decision that night. If there are still questions to be answered, then the Public Hearing would be continued.

The Public Hearing was tentatively scheduled for Wednesday, August 13, 2014 at 7:05 p.m. Jackie Fenaroli will also check with Sue McCann, Town Clerk, if the Court Room is available on August 6<sup>th</sup> and August 20<sup>th</sup> as possible dates also, as there may be conflicts with the Board member's schedules.

## **ADJOURNMENT**

Tim Ross made a motion to adjourn the meeting. The motion was seconded by Chairman Annas and all were in favor. The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Jackie Fenaroli  
ZBA Secretary