



Town of Red Hook

Zoning Board of Appeals

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TOWN OF RED HOOK ZONING BOARD OF APPEALS July 11th, 2018 (revised)

AGENDA

Preliminary Business

- 7:00 Call to Order - Roll Call
Approval of June 20, 2018 Special Meeting Minutes
Review of Planning Board Minutes
Comments from the Chairman

DISCUSSION

Appeal 18-01, Dominic Tampone and George and Cathy Michael, represented by Genevieve Trigg of Whiteman, Osterman & Hanna, LLP (WOH), application for an interpretation of Town of Red Hook ZEO, Bob Fennell's March 15, 2018 determination, to the Town of Red Hook Planning Board, regarding an onsite apartment, as an incidental use to a motel, on a parcel owned by Shafers LLC. The subject property is located at 8047 Albany Post Road, in the ABD Zoning District, in the Town of Red Hook.

PUBLIC HEARING

Appeal 18-03, Jan Robin Groves Trustee, represented by Marie Welch, LS, of Welch Surveying, application for an area variance to create a lot line alteration resulting in a flag lot with a frontage of forty (40) feet. **Section 143-21-C-1 of the Town Code of Red Hook, requires fifty (50) feet of lot frontage for any flag lot.** The subject property is located at 43 McManus Terrace, in the RD3 Zoning District, in the Town of Red Hook.

PUBLIC HEARING (Continuation from 5/9/18)

Appeal 17-08, Charles Simmons, Director of Physical Plant, Bard College, representing Bard College, application for an area variance to use an existing residence as a small office, for the John Cage Trust, as part of the Bard College Educational Use, on a parcel of 5.04 acres. Section 143-82 A of the Town of Red Hook Zoning Law requires 25 acres for an Educational Institution in the RD3 Zoning District. The subject property is located at 15 Whalesback Road, in the RD3 Zoning District.

