

Minutes Red Hook Zoning Board of Appeals

March 8, 2006 meeting called to order by Timothy Ross, Chairman

Roll call: Members present: Kenneth Anderson, Gordon Denegar, Robert Latimer, John Douglas, Corinne Weber

Absent: Michael Mosher

Town Board Liaison: James Ross

The minutes of February 8, 2006 were reviewed. The minutes were, upon motion by Timothy Ross and seconded by Kenneth Anderson, accepted 6-0 upon roll call vote.

Planning Board minutes: No comments

ZEO memos: No comments

Building permits were reviewed with no comment.

Five members of the Board attended the Association of Towns Annual Meeting. Tim Ross said that it was very successful with many good workshops.

Review Appeal 06-03 David Wyant application to construct a 753 sq.ft. accessory apartment. Section 143-64 of the zoning code allows for 650 sq. ft. or 35% of the total habitable space of the existing structure which totals 635 sq. ft. Mr. Wyant submitted a picture of the garage which is being converted into an apartment. The space devoted to the apartment is 753 sq. ft., 103 sq. ft. more than allowed by the zoning code. Rob stated that this is not a request to build, this is a request for a variance for something that is finished. Corinne asked why starting the building before coming to the ZBA. Tim asked if sewage would go to the existing SDS and if the SDS was adequate. Both questions received a yes answer from the applicant. Tim asked the applicant if he had obtained a Building Permit. Mr. Wyant responded that he had tried but was refused by the Building Inspector. The Chairman advised Mr. Wyant to get more pictures and a diagram of the first floor with dimensions and scheduled a Public Hearing for April 12th at 7:20. John Douglas asked that a distance shot be taken so that apartment can be seen with the house.

Review Appeal 06-05 Brian Wootan application for a variance to extend his present garage and convert the interior into an apartment. Section 143-64 requires that no exterior changes be made to extend the existing foundation and that the residence and apartment be on a parcel of one acre. Mr. Wootan has 0.5 acres, his present garage is 12' x 25 ½' and he wishes to extend the footprint 11' 9". Rob asked if a new septic system for a new apartment or for entire house. Applicant intends to provide for

whole house. The apartment for the mother will expand the bedrooms from 3 to 4. Tim requested Mr. Wootan to bring in a drawing of the entire site with the proposed addition also to add where the SDS will be. Coverage will not be a problem as the limit is 3300 sq. ft. and now there is less than 2000 ft. Mr. Ross set a Public Hearing for April 12th at 7:40

Public Hearing Appeal 06-02 John Pelosi application for a variance to reduce the coverage and open space requirements of the zoning code so as to be able to erect a 14 x 30 addition to a single family dwelling to be used as a kitchen. The kitchen of the home is now located in the basement. The new construction would be an extension of the footprint of the present house. A 4% variance for open space and a 5% coverage variance is being requested. Corinne asked if the kitchen in the basement is a non conforming use. Bob Fennell replied that there is not requirement for a single family dwelling. The Chairman opened the Public Hearing. Jean Hubbell, 41 Old Post Road has no objection to this proposal. The chairman stated that at least 2 off street parking spaces would be required and the applicant agreed. After some discussion, John Douglas made a motion to grant a variance allowing coverage to increase to 15% and open space to be reduced to 61 % based upon the following: not a significant reduction of open space, no adverse effect on the health,, safety, character of the neighborhood, will be of benefit to the applicant and is a unique parcel. This was seconded by Timothy Ross and unanimously carried by the following roll call vote:

Robert Latimer
Gordon Denegar
Corinne Weber
Timothy Ross
Kenneth Anderson
John Douglas

Review Appeal 06-04 Ken Giek application for a variance to the setback requirements. The applicant wishes to construct a single family dwelling on a lot of 0.25 acres. There are to be 3 bedrooms with no central water. A variance is required for rear, front and both side yard setbacks. The Chairman scheduled a Public Hearing for April 12th at 8:00 p.m.

As there was no further business to come before the Board, upon motion by Corinne Weber seconded by Timothy Ross, and unanimously carried, the meeting was adjourned.

