

**Town of Red Hook
Zoning Board of Appeals Meeting Minutes
November 8, 2006**

CALL TO ORDER

The meeting was called to order at 7:12 p.m. by Timothy Ross, Chairman.

ROLL CALL

Members present: Kenneth Anderson, John Douglas, Robert Latimer, and Tim Ross, Chairman.

Members absent: Gordon Denegar, Michael Mosher and Corinne Weber

PRELIMINARY BUSINESS

ZBA Minutes: On a motion by Tim Ross, seconded by Robert Latimer, the minutes of the September 13, 2006 meeting were unanimously approved.

Planning Board Minutes: John Douglas noted in the October 23, 2006 minutes that Planning Board members had received small copies of maps denoting Town soils and steep slopes. He requested that copies be provided to the ZBA as well.

Building Inspector/ZEO permits and letters: No comment.

PUBLIC HEARING

7:20 p.m. Appeal 06-18 Douglas Pitcher application for an area variance to construct a sunroom that will increase the maximum allowable building coverage. Board members reviewed a sketch submitted by the applicant. Chairman Tim Ross opened the public hearing at 7:21 p.m. and, as there was no public comment, closed the hearing. Tim Ross made a motion to grant a variance of 3% to increase the allowable maximum building coverage from 15% to 18%. This motion was based upon the following: there would be no adverse effect on the health, safety or character of the neighborhood, the parcel pre-dates zoning, similar applications have been approved, and it will be of benefit to the applicant. John Douglas seconded the motion, which was unanimously carried by the following roll call vote: Kenneth Anderson – yes; John Douglas – yes; Robert Latimer – yes; Tim Ross – yes.

ADJOURNMENT

As there was no further business to come before the Board, upon motion by John Douglas, seconded by Robert Latimer and unanimously carried, the meeting was adjourned at 7:26 p.m.

Respectfully submitted by,

Lea Cassarino
Clerk of the Board

FINDINGS AND DECISION

Appeal #06-18 Douglas Pitcher application for an area variance for an increase of 3% of maximum building coverage per the District Schedule of Area and Bulk Regulations Section of the Zoning Law.

1. The property is located in the R1.5 Zoning District at 13 Princeton St., Red Hook
2. Tax Map # 6273-09-205606.
3. The zoning law requires a maximum building coverage of 15%.
4. The applicant wishes to add a 216 sq. ft. sun porch to the rear of his residence, increasing the maximum building coverage to 18%.
5. There were no objections from the audience.
6. A variance would be of benefit to the applicant with no detriment to the community.
7. There will be no change in the character of the neighborhood.
8. The parcel pre-dates zoning.
9. The Board has approved similar applications.
10. There will be no impact on the health, welfare or safety of the community.

Decision: Tim Ross made a motion to grant the variance based upon the above findings. The motion was seconded by John Douglas and carried by a 4-0 roll call vote.

Dated: November 8, 2006