

**TOWN OF RED HOOK
ZONING BOARD OF APPEALS
February 9, 2022**

AGENDA (revised)

Preliminary Business

- 7:00 Call to Order - Roll Call
- Approval of January 12, 2022 Meeting Minutes
- Review of Planning Board Minutes
- Comments from the Chair

Public Hearing

ZBA 22-01 Lewis Rose, application for an Area Variance to construct a 558 SF addition to a dwelling, resulting in a building coverage of 9.75% on the subject parcel. Section 143-12, The District Schedule of Area and Bulk Regulations, of the Town of Red Hook Zoning Law limits building coverage to 5% on the subject parcel. The subject parcel is located at 894 River Road, in the Town of Red Hook, in the RD 5 Zoning District.

Review (continued discussion from 1-12-2022)

ZBA 22-02 Adam and Michelle Castiglione, application for two Area Variances to construct a cottage with a garage below it, ten feet from the side property line, and having a gross floor area of 984 SF. Section 143-68E of the Town of Red Hook Zoning Law requires that the structure shall be set back 35 feet from the side property line, and Section 143-68A of the Town of Red Hook Zoning Law limits the gross floor area to 650 SF. The subject parcel is located at 7 Whalesback Road, in the Town of Red Hook, in the RD3 Zoning District.

Public Hearing

ZBA 22-03 Derrick Mead, application for an Area Variance to convert an existing garage to a cottage, on a two-acre parcel. Section 143-68F of the Town of Red Hook Zoning Law requires that the cottage be situated on a lot of no less than three acres. The subject parcel is located at 267 Hapeman Hill Road, in the Town of Red Hook, in the RD3 Zoning District.

Review

ZBA 22-04 Gregory and Elizabeth Bathrick, application for two Area Variances to construct a garage, 15 feet from the side property line, and to place the garage in front of a proposed dwelling, 49 feet from the front property line, on the subject parcel. Section 143-18 A (2) of the Town of Red Hook Zoning Law requires that an accessory structure shall be set back 20 feet from the side property line, and Section 143-18 A (4) of the Town of Red Hook Zoning Law stipulates that an accessory structure project no closer than the principal structure, or meet the required front yard setback of 60 feet. The subject parcel is located at 81 Country Club Drive, in the Town of Red Hook, in the RD3 Zoning District.

Pursuant to New York State legislation (S.50001/A.40001), which allows state and local government meetings that are normally held in person to be held remotely instead, as long as the public has the ability to view or listen to the meeting and as long as the meeting is recorded and later transcribed, and advisories issued by Federal, State, and Local officials, related to the COVID-19 virus, the Zoning Board of Appeals will hold the meeting remotely. There will be no in person gathering at the Town Hall. The meeting will be held by video conference, and can be viewed at the **RH ZBA Meeting** YouTube Channel:

https://www.youtube.com/channel/UCaDQcpNaCp3cV1Z6loBbPcA?view_as=subscriber

Pursuant to the above cited legislation, this meeting will be recorded and transcribed. Please contact ZBA Clerk, Anne Rubin, at arubin@redhook.org, or (845)758-4624 with any questions.

The next regularly scheduled ZBA Meeting is Wednesday, **March 9, 2022**. Prospective ZBA Applicants must present their application to ZEO Bob Fennell. The submission deadline for this meeting is Tuesday, March 1, 2022.