

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

AGENDA

Preliminary Business

- 7:00 Call to Order - Roll Call
- Approval of February 9, 2022 Meeting Minutes
- Review of Planning Board Minutes
- Comments from the Chair

Public Hearing

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 22-04 Gregory and Elizabeth Bathrick, application for two Area Variances, the first regards the placement of a garage, in front of a proposed dwelling, 35 feet from the front property line, on the subject parcel. 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 second variance regards the construction of a number of buildings on the subject parcel, resulting in a maximum building coverage of 11%, and a minimum open space of 72%. The Town of Red Hook Zoning Code, Section 143-12, District Schedule of Area and Bulk Regulations, limits the maximum building coverage to 7%, and requires a minimum of open space of 80%. 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, April 13, 2022. Please consult the Town website, or call the Town Clerk to find out if this meeting will be held remotely, or in person, at Town Hall. Prospective ZBA Applicants must present their application to ZEO Bob Fennell. The submission deadline for this meeting is Tuesday, April 5, 2022.