

EXHIBIT A

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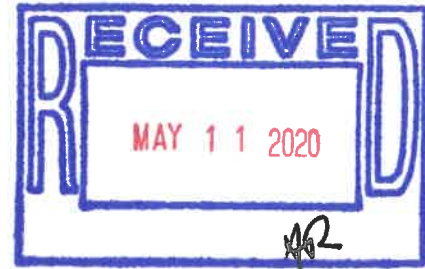
Town of Red Hook

Zoning Board of Appeals

7340 South Broadway

Red Hook, NY 12571

RE: ZBA 20-01 Brown for Two Area Variances



Dear ZBA,

As the direct neighbor to this proposal, kindly consider my comments at the hearing.

The Browns and I have been friendly neighbors since I moved here in 1993 and I am fully supportive of a suitable addition to their home. However, there are serious issues with this proposal.

- 1 This proposal will have a **SUBSTANTIAL NEGATIVE IMPACT** on my property and home.
- 2 The proposed addition is **TOO HIGH and TOO CLOSE** to my property line and home.
- 3 The lot sizes around Shook's pond are quite small and minimum side yard setbacks of 35' are difficult, if not impossible. In this case, the Brown's lot is only 90 feet wide and a side yard reduction to 11.9' should not be permitted. We are not living in a trailer park here.
- 4 The addition effectively **doubles the height** of the existing house at 26'.
- 5 The Brown's lot is simply too small and narrow (approx. 16,600 sf or .4 Acre) to support this addition, and possibly any other addition.
- 6 In the afternoon and early evening, the addition will be casting significant shadows on my property and home.
- 7 Due to shadows, shrubs, lawn and garden areas will be impacted.
- 8 Shadows will not only reach the west side of my home, they will blanket most of my house making the yard and interiors dark most of the day, most of the year.
- 9 This condition will be readily apparent with a south and north elevation study **which includes my home AND a 4 season shadow study** for the proposed addition. As part of my comments, I have included 4 sun studies for your consideration: Jan 1, Apr 1, July 1 and Oct 1, all from 1 PM to 6 PM. (Transmitted electronically.) **The negative impacts are substantial and dramatic.**
- 10 This addition will have a serious negative impact on the enjoyment of my property without additional shadows most of the day and year round, as well as cause significant reduction in the value of my property.



Miscellaneous comments:

- There is no site plan on the submitted drawings showing the property line and proximity to my house. This should be a fundamental piece of any zoning change request application.
- The elevations appear to be mislabeled – east elevation should be south elevation, etc.
- There is no summary table showing existing coverage vs. additional coverage.
- **It appears that the existing garage was not included in the lot coverage. By rough estimate, the coverage is NOT 12.8%, but is actually more than 16%.**

In my previous dealings with the Red Hook ZBA I found them to be thoughtful, deliberate and fair. I hope they are sympathetic to the serious negative impacts of this proposal on my property.

Best regards,

Thomas Markunas

