

**TOWN OF RED HOOK  
ZONING BOARD OF APPEALS  
November 10, 2021**

***AGENDA***

**Preliminary Business**

- 7:00 Call to Order - Roll Call
- Approval of October 13, 2021 Meeting Minutes
- Review of Planning Board Minutes
- Comments from the Chair

**Public Hearing**

ZBA 21-05 Phillip Zemke, representing Steven Bear, application for an Area Variance to construct a 190 square foot connector addition between the house and garage, which will result in a 11.7% Building Coverage. Pursuant to the Town of Red Hook Schedule of Area and Bulk Regulations, Section 143-12 the permitted maximum Building Coverage in the Institutional Zone is 5%. The subject parcel is located at 398 Spring Lake Road, in the Town of Red Hook, in the Institutional Zoning District.

**Public Hearing**

ZBA 21-06 Jane Levi, represented by Richard Croughan, application for an Interpretation by Town of Red Hook ZEO, Bob Fennell's Notice of Violation, dated August 31, 2021, specifically regarding a Building Permit #4-84, issued February 14, 1984, allowing for the construction of a three-unit apartment, as an addition to a non-conforming use. The owner at the time, Rancich, ignored the limits of the permit, and constructed a six-unit apartment; a violation of the terms of the permit. Section 143-56A of the Town of Red Hook Zoning Law limits the number of living units on the subject parcel to three. The subject parcel is located at 30 Blue Echo Road, in the Town of Red Hook, in the R1.5 Zoning District.

Members of the public wishing to submit a live comment via Zoom, in connection with these two public hearings, are asked to please contact ZBA Clerk, Anne Rubin at [arubin@redhook.org](mailto:arubin@redhook.org), or (845)758-4624 **by noon of November 10, 2021**

All interested persons are also given the opportunity to be heard by sending a letter, via the USPS, or hand delivery to Town Hall, and/or an email to the Town of Red Hook ZBA

Office at [arubin@redhook.org](mailto:arubin@redhook.org). All written comments that are received by **noon of November 10, 2021** will be entered in to the record.

## Review

ZBA 21-07 Craig Nevill-Manning/Eversleigh, LLC, represented by Loreen Harvey of Kasselmann Solar, LLC, application for an Area Variance to install a ground-mounted, medium solar energy system in the front yard of the subject parcel. Section 143-37D(2)(f) of the Town of Red Hook Zoning Law prohibits ground-mounted, medium solar energy systems in the front yard. The subject parcel is located at 245 Woods Road, in the Town of Red Hook, in the LD, HL-O, and SC-O Zoning Districts.

## Review

ZBA 21-06 Jane Levi, represented by Richard Croughan, application for an Area Variance to remedy Town of Red Hook ZEO, Bob Fennell's Notice of Violation, dated August 31, 2021, specifically regarding a Building Permit #4-84, issued February 14, 1984, allowing for the construction of a three-unit apartment, as an addition to a non-conforming use. The owner at the time, Rancich, ignored the limits of the permit, and constructed a six-unit apartment; a violation of the terms of the permit. Section 143-56A of the Town of Red Hook Zoning Law limits the number of living units on the subject parcel to three. The subject parcel is located at 30 Blue Echo Road, in the Town of Red Hook, in the R1.5 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:

[https://www.youtube.com/channel/UCaDQcpNaCp3cV1Z6loBbPcA?view\\_as=subscriber](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](mailto:arubin@redhook.org), or (845)758-4624 with any questions.

The next regularly scheduled ZBA Meeting is Wednesday, December 08, 2021. Prospective ZBA Applicants must present their application to ZEO Bob Fennell. The submission deadline for this meeting is Tuesday, November 30, 2021