

TOWN OF RED HOOK

ZONING BOARD of APPEALS

7340 SOUTH BROADWAY, RED HOOK, N. Y. 12571

Tel: (845) 758-4624 • Fax: (845) 758-0492 • E-mail: arubin@redhook.org

TOWN OF RED HOOK

ZONING BOARD OF APPEALS

June 9, 2021

AGENDA

Preliminary Business

- 7:00 Call to Order - Roll Call
Approval of March 10, 2021, April 14, 2021, May 12, 2021 Draft Minutes
Review of Planning Board Minutes
Comments from the Chairperson

Public Hearing

Dennis Kanuk application for two area variances to relocate a single story, vintage diner structure to the subject parcel, with the intent to create a new, specialty donut shop. The façade of said structure is approximately 38% of the principal lot frontage length. The Town of Red Hook Zoning Law, Section 143-49.1(K)(10)(a) requires a **minimum building façade length of 70% of the length of the principal lot frontage line**, and Section 143-49.1(K)(6) requires a **minimum building height of two stories within the Commercial Center**. The subject parcel is located at 7269 South Broadway, in the Traditional Neighborhood – Commercial Center (TND-CC) Zoning District, of the Town of Red Hook.

Review

Norman Greig application for an Interpretation to remedy a violation, issued by the Town on May 7, 2021, regarding a six-foot high fence, of a green tarp material, installed on the subject parcel, without a building permit, and which surrounds a neighboring, residential property on three sides. The Town of Red Hook Zoning Law, Section 143-28 C disallows a Spite Fence. Said fence, which, by nature of its placement does not appear to have been constructed for the purpose of containing or protecting the farm operation, does appear to have been placed for the sole or dominant purpose of annoying the neighbor, whose property it surrounds, by preventing the passage of light, air, and/or view from the neighbor's property. The subject parcel is located at 144-150 Pitcher Lane, in the Agricultural Business (ABD) Zoning District, of the Town of Red Hook.

Pursuant to Executive Order No. 202.1, 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

Pursuant to Executive Order 202.1, this meeting will be recorded and transcribed. Please contact ZBA Clerk, Anne Rubin at arubin@redhook.org, or (845)758-4624 with any questions.