

# TOWN OF RED HOOK

## ZONING BOARD of APPEALS

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### ZONING BOARD OF APPEALS

February 12th, 2020

### *AGENDA*

#### **Preliminary Business**

- 7:00 Call to Order - Roll Call
- Approval of December 11, 2019, and January 8, 2020 Minutes
- Review of Planning Board Minutes
- Comments from the Chairman

#### **Public Hearing (continued from the 12-11-19 meeting)**

Douglas Passeri of Hudson Valley Wind and Solar, LLC representing Heermance Farm, LLC, application for an area variance to install a Bergey Wind Power 10kW small wind turbine, atop a 120 foot high monopole tower, with a total height of 135 feet, with the blade in the upright position, on the subject parcel. Town of Red Hook Zoning Law Section 143-15 A (2), limits the height of such towers to 75 feet above the average, finished grade at its base. The subject parcel is located on 433 West Kerley Corners Road, in the ABD Zone, of the Town of Red Hook.

#### **Review**

Cary Kittner amended application for an area variance to construct a detached, 672 SF garage on the subject parcel, which would result in a 6% Building Coverage, and to move an existing 12' x 18' outbuilding to a location within 15' of her rear lot line. Town of Red Hook Zoning Law Section 143-12, The District Schedule of Area and Bulk Regulations, limits maximum building coverage in the Barrytown Hamlet Zoning District to 5%, and requires a minimum 15' rear lot line setback for outbuildings greater than 192 SF, and greater than 11' in height, measured from mid-gable to final grade. The subject parcel is located on 1 Wildey Road, in the Barrytown Hamlet Zone, of the Town of Red Hook.