

# 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

March 11th, 2020

### **AGENDA**

#### **Preliminary Business**

- 7:00 Call to Order - Roll Call
- Approval of January 8, 2020, and February 12, 2020 Minutes
- Review of Planning Board Minutes
- Comments from the Chairman

#### **Public Hearing**

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.

#### **Review**

Fredrique Linnea Brown application for two area variances to construct a 480 SF addition on the subject parcel, which would result in a 12.8% Building Coverage, to be located 11.9 feet from the side yard lot line of the subject Parcel. Town of Red Hook Zoning Law Section 143-12, The District Schedule of Area and Bulk Regulations, limits maximum building coverage in the RD3 Zoning District to 7%, and requires a minimum 35' side lot line setback for the principal building. The subject parcel is located at 155 Country Club Drive, in the RD3 Zone, of the Town of Red Hook.