

Town of Red Hook Zoning Board of Appeals
Approved Minutes March 10, 2021

Preliminaries

ROLL CALL And Wording Revision of Current Agenda Item

The meeting is called to order at 7:04pm. Chairperson, Kate Karakassis, asks for a roll call for the attendance. Kate Karakassis states she is present, Chris Carney states he is present. Chris Klose states he is present. Absent are Nick Annas and Jim Hegstetter. Victoria Polidoro, ZBA Attorney, and Anne Rubin, ZBA Clerk also state they are present. ZBA Applicant for Appeal 21-01 is also present.

Clerk Rubin notes an error in the current agenda item, which should read “attached garage”, instead of “detached garage”. At 7:06pm Chris Klose moves to acknowledge and accept this change. Chris Carney seconds the motion. All Board members present vote in favor of accepting the change to the wording of the agenda item.

August 04, 2020 MEETING MINUTES

At 7:07pm Chairperson Karakassis asks for a motion to accept the August 04, 2020 draft minutes as written. Chris Klose so moves, and Chris Carney seconds.

At 7:08 pm the Board votes as follows to accept the August 04, 2020 minutes: Kate Karakassis votes YES, Chris Carney votes YES, Chris Klose votes YES.

September 02, 2020 MEETING MINUTES

At 7:09pm Chairperson Karakassis asks for a motion to accept the September 02, 2020 draft Special Meeting minutes as written. Chris Klose so moves, and Chris Carney seconds.

At 7:09 pm the Board votes as follows to accept the September 02, 2020 Special Meeting minutes: Kate Karakassis votes YES, Chris Carney votes YES, Chris Klose votes YES.

October 14, 2020 MEETING MINUTES

At 7:10pm Chairperson Karakassis asks for a motion to accept the October 14, 2020 draft minutes as written. Kate Karakassis so moves, and Chris Carney seconds. Chris Klose notes he was marked both present and absent at the meeting, and further states he was absent. Clerk Rubin states she will revise the draft meeting minutes.

At 7:15 pm the Board votes as follows to accept the October 14, 2020 revised minutes: Kate Karakassis votes YES, Chris Carney votes YES, Chris Klose votes YES.

REVIEW OF PLANNING BOARD MINUTES AND COMMENTS FROM THE CHAIR

Recently appointed Chairperson, Kate Karakassis states she wants to acknowledge the longtime service to the preceding ZBA Chair, Nick Annas, who will continue to serve as a ZBA member. Chairperson Karakassis further states she wishes Mr. Annas, on behalf of the Board, a quick recovery.

Review

David King application for an area variance to construct a new 300 SF, single bay, detached garage on the subject parcel, within 20.3 feet of the front property line, on Hewlett Road. The Town of Red Hook Zoning Law – District Schedule of Area and Bulk Regulations require a 35 foot front yard setback. The subject parcel is located at 2 Hewlett Road, in R1 Zoning District, of the Town of Red Hook.

Chairperson Karakassis reads the agenda item, and invites the applicant to present his project. Mr. King states he wishes to add an attached garage to his current home and garage in order to store an antique car he states he

has recently purchased. Chris Kloses asks what kind of car it is, to which Mr. King replies it is a 1970 Dodge Challenger TA 4 Speed.

Chairperson Karakassis asks if the Board members present have any further questions. Victoria Polidoro asks the applicant why he has not chosen to place the proposed on the opposite side of the house, relative to the current garage, to which Mr. King replies there is no driveway at that end of the house. Ms. Polidoro further states the subject parcel is a corner lot, having two front yards, and further states, it appears if the applicant were to move the proposed garage closer to the rear of the property, it would still not meet the setback requirements. Ms. Polidoro states it appears anywhere on the lot would not meet the setback requirement due to the two front yards. Ms. Polidoro asks the applicant to indicate the location of the septic system, which he describes, and Clerk Rubin points out on the displayed survey. Chairperson Karakassis agrees, upon consulting the displayed survey, there does not appear to be any location on the subject parcel which would not require a variance to meet the setback requirements. Chris Klose states he agrees.

Mr. Klose asks the applicant if he plans to construct an apartment above the proposed garage, to which Mr. King replies he has no plans to do so. Chairperson Karakassis asks the applicant to confirm the roof of the proposed garage would be flush with the existing roof, which he confirms. Chairperson Karakassis notes elevation number two, submitted by the applicant, shows two rooflines. Chris Klose asks Mr. King if the proposed garage will be constructed on a pad. Mr. Klose asks the applicant if the floor will be heated, to which Mr. King replies it will, and further comments he plans to get the garage up, and add heat and electricity later.

Victoria Polidoro states the requested variance is a Type II Action under SEQRA.

At 7:25pm Chris Klose makes a motion to schedule a public hearing on April 14, 2021, the regular ZBA meeting. Chris Carney seconds the motion. All Board members present vote in favor. Mr. Klose states he will be away for that meeting, but could possibly attend, since it will be a remote meeting. The Board and Clerk discuss whether or not there will be a quorum for the meeting. Chris Carney states he will attend, Chairperson Karakassis states she will attend, Chris Klose states he will attend, if

needed, and Clerk, Anne Rubin states she will follow up with Jim Hegstetter to find out if he will be available.

Chairperson Karakassis informs the applicant of the cost for sending a certified mailing, of a public hearing notice, to his neighbors. Clerk Rubin notes the applicant may drop off a check in the locked box in front of Town Hall. Chairperson Karakassis asks the applicant if Board members may make a site visit to the subject parcel, to which Mr. King states they may.

ADJOURNMENT

At 7:29 pm Chairperson Karakassis asks for a motion to adjourn the meeting. Chris Klose so moves, and Chris Carney seconds. The Board votes as follows: Kate Karakassis YES, Chris Carney YES, Chris Klose YES. The meeting is adjourned.