

Town of Red Hook Zoning Board of Appeals
Approved Minutes October 12, 2022

Preliminaries

Roll Call

Chairperson Kate Karakassis calls the meeting to order at 7:0pm. Present are Chairperson Karakassis, Chris Klose, John Bonavita-Goldman, and George Jahn, a quorum for the meeting is established. Chris Carney is absent. Also present are ZBA Attorney Janis Gomez Anderson, Town Board Liason, Bill Hamel, and Town of Red Hook ZEO, Bob Fennell.

September 14, 2022 Meeting Minutes

At 7:01 pm Chairperson Karakassis asks for a motion to approve the September 14, 2022 meeting minutes, and asks the Board members if there are any questions or comments. There being none, George Jahn moves to approve the September 14, 2022 meeting minutes. John Bonavita-Goldman seconds the motion, and Chairperson Karakassis, Chris Klose, George Jahn, and John Bonavita-Goldman vote in favor of approving the September 14, 2022 meeting minutes.

Review of Planning Board Minutes and Comments from the Chairperson

Chairperson Karakassis states the Planning Board has not posted minutes since July 2022, so there are no comments on the Planning Board minutes. Chairperson Karakassis states she was informed at 4:00 pm on the date of the present meeting, the applicants for ZBA Appeal 22-09, Gideon Lester and Tom Sellar, have withdrawn their application, stating they intend to move forward in such a manner that would not require a variance.

Public Hearing

ZBA 22-10 Patricia H. Dantzie application for an area variance to construct an approximately 12' x 24' one-story, one car garage on the west side of the principal dwelling, approximately ten feet from the west side property line. Section 143-18 A of the Town of Red Hook Zoning Law, requires a setback of 20' for accessory structures in the R 1.5 Zoning District. The subject parcel is located at 37 Echo Valley Road, in the R1.5 Zoning District.

Chairperson Karakassis reads the agenda item.

At 7:03 pm Chairperson Karakassis asks for a motion to open the public hearing. Chris Klose so moves, George Jahn seconds, and Chairperson Karakassis, Chris Klose, George Jahn, and John Bonavita-Goldman vote in favor of opening the public hearing.

Chairperson Karakassis asks the applicant to explain her proposal to the Board and the public. Ms. Dantzig states she hopes to install an unattached garage, on the west side of her house, just behind a macadam pad. Ms. Dantzig also states her site is constrained by propane tanks, mature trees, and the location of her septic system on the property. George Jahn asks if the Board should require the applicant to provide documentation on the location of the septic system and leachfield. Ms. Dantzig states she does not have a survey. Chris Klose states the lot is cramped and further states he finds it a great addition, since the applicant will construct the garage in the Craftsman Style, to match the house. Ms. Dantzig states she wants to construct the garage in the same style as the house, but is not sure she can afford all of the adornments.

Chairperson Karakassis states while on a site visit to the subject parcel, she noted the trees on the east side would force her to place the garage, if it were to be located on the east side of the parcel, right in front of the trees, right on the road. Chairperson Karakassis further notes Echo Valley Road is transitioning to rural farmland, from the suburban style at the beginning of the road. Chairperson Karakassis states the applicant's proposal preserves open space to the west, while fitting in with existing development.

John Bonavita-Goldman states he was concerned about the style and how it would fit with the house, and further states the Craftsman Style for the garage is preferable.

Clerk Rubin states the application has been amended. ZEO Bob Fennell states the amended setback is reduced from a request for 20 feet, to a request for 14.9 feet. Chairperson Karakassis states the proposed location is not visible from the street, and preserves a rural aesthetic. Chairperson Karakassis asks ZBA Attorney Janis Gomez-Anderson to read the variance resolution to the Board and all present. [See Attachment].

At 7:19 Chris Klose moves to approve the variance request for ZBA Appeal 22-09 Dantzig, George Jahn seconds the motion, and Chairperson Karakassis, Chris Klose, George Jahn, and John Bonavita-Goldman vote in favor of approving the variance request for ZBA Appeal 2-09 Dantzig.

Adjournment

At 7:19 pm George Jahn moves to adjourn the meeting. Chairperson John Bonavita-Goldman seconds, and Chairperson Karakassis, Chris Klose, George Jahn, and John Bonavita-Goldman vote in favor of adjourning the meeting.

TOWN OF RED HOOK
Zoning Board of Appeals

VARIANCE RESOLUTION

Application #: 22-10

Grid #: 134889-6272-00-880910-0000

Introduced by: Chris Klose
Seconded by: George Jahn

Date: 10/12/2022

The Town of Red Hook Zoning Board of Appeals, at a meeting duly convened on October 12, 2022 reviewed the facts in Application #22-10 as submitted by Patricia H. Dantzic, owner of the property identified as Tax Map #134889-6272-00-880910-0000 ("the Property").

WHEREAS, the application was determined to be a Type II Action under the State Environmental Quality Review Act, Section 6NYCRR Part 617, and

WHEREAS, said application requests a variance from the strict application of Section 143-18(A) of the Zoning Code, which requires a 20-foot side yard setback for a garage in the R 1.5 District where the Property is located. The applicant seeks to build a garage 14.9 feet from the side lot line, and therefore needs a variance of 5.1 feet.

WHEREAS, the Board held a Public Hearing, notice of which was duly published in the Poughkeepsie Journal on September 30, 2022, and posted as required by law, and

WHEREAS, at said Public Hearing no one wished to be heard, and

WHEREAS, all testimony has been carefully considered and the following pertinent facts noted:

The location of the garage keeps rural open space to the east and keeps development together on the west.

NOW THEREFORE BE IT RESOLVED by the Zoning Board of Appeals, that Application #22-10 a request for a variance from Section 143-18(A) to allow lot a 14.9-foot setback for a garage be GRANTED on the following grounds:

1. The variance requested will not produce an undesirable change to the character of the neighborhood or a detriment to nearby properties. The proposed garage will fit in on the lot, particularly the style chosen. It will be minimally visible from the street and preserve the rural esthetic on this portion of Echo Valley Road
2. The needs of the applicant cannot be achieved by other than an area variance. Two old growth trees would have to be moved if placed on the east side of the lot. On the west side, the location is limited by the leech fields.
3. The requested variance is numerically substantial but not substantial in impact.
4. The requested variance will not affect the physical or environmental conditions in the neighborhood.
5. The hardship for which the variance is sought is self-created.

6. The variance being granted is the minimum variance to meet the needs of the applicant. The applicant made an effort to reduce the variance requested.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals hereby grants the Requested Variance subject to the following condition(s):

1. Payment of all fees and escrow amounts.
2. Obtaining all required permits and approvals.

Member	Aye	Nay	Abstain	Absent
Kate Karakassis, Chair	X			
John Bonavita- Goldman	X			
Chris Carney				X
George Jahn	X			
Chris Klose	X			

Adopted: 10/12/22

Secretary: 

**AFFIDAVIT OF PUBLICATION
FROM**



Linda Tuttle being duly sworn says that he/she is the principal clerk of **THE**

POUGHKEEPSIE JOURNAL, a newspaper published in the County of Dutchess and the State of New York, and the

notice of which the annexed is a printed copy, was published in the newspapers editions dated below :

Zone:

Read- Editions Dated:
09/30/2022

Linda Tuttle
Signature

Sworn to before me, this 30 day of September, 2022

Kathleen Allen
Notary Signature State of Wisconsin County of Brown

1-7-25
My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS TOWN OF RED HOOK

NOTICE IS HEREBY GIVEN that pursuant to Section 143-136C of the Zoning Law of the Town of Red Hook, New York, a public hearing will be held by the Zoning Board of Appeals of the Town of Red Hook, Dutchess County, New York at the Town Hall 7340 South Broadway, Red Hook, New York, meeting to commence at 7:00 pm, on the 12th day of October on the following matter:

ZBA 22-10 Patricia H. Dantzie application for an area variance to construct an approximately 12' x 24' one-story, one-car garage on the west side of the principal dwelling, approximately ten feet from the west side property line. Section 143-18A of the Town of Red Hook Zoning Law, requires a setback of 20' for accessory structures in the R1.5 Zoning District. The subject property is located at 37 Echo Valley Road, in the Town of Red Hook, in the R1.5 Zoning District.

All interested persons will be given an opportunity to be heard in person or by directing comments in writing to the Zoning Board of Appeals, 7340 South Broadway, Red Hook, New York 12571. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Zoning Board Clerk in advance at the above address or by phone (845)758-4624 so that arrangements can be made.

September 30, 2022

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