

Town of Red Hook ZBA  
Approved Meeting Minutes  
April 12, 2023

## **Preliminaries**

### **Roll Call**

Chairperson Karakassis calls the meeting to order at 7:00pm. Present are Chairperson Karakassis, Chris Carney, Chris Klose, and George Jahn. Absent is John Bonavita-Goldman. Also Present are: Town of Red Hook Attorney, Chris Chale, Town of Red Hook ZEO, Bob Fennell.

At 7:01pm Chairperson Karakassis opens the meeting.

### **Approval of Draft Minutes**

At 7:02pm Chairperson Karakassis asks for a motion to approve the October 14, 2022 draft meeting minutes. There is no discussion. Chris Klose so moves and George Jahn seconds. Chairperson Karakassis, George Jahn, and Chris Klose vote in favor of approving the October 14, 2022 meeting minutes, as drafted. Chris Carney abstains, stating he was absent for that meeting. John Bonavita-Goldman is absent.

At 7:03 pm Chairperson Karakassis asks for a motion to approve the March 8, 2023 draft meeting minutes. George Jahn so moves, Chris Klose seconds, and Chairperson Karakassis, George Jahn, Chris Klose, and Chris Carney vote in favor of approving the March 8, 2023 meeting minutes as written.

### **Planning Board Minutes**

There are no comments regarding the Planning Board minutes

### **Comments from the Chair**

Karakassis states she has no comments at this time. Chris Klose wishes all present a happy spring.

### **Review**

ZBA 23-01 Devereaux Foundation, represented by John Lopez, application for an area variance to install a chain link fence, eight feet in height, around the entire perimeter of the Devereaux Campus. The Town of Red Hook Zoning Law, Section 143-28A limits the heights of fences to six feet in the side and rear yards, and four feet in height in the front yard. The subject parcel is located at 40 Devereaux Way, in the Town of Red Hook, in the Institutional Zoning District.

Chairperson Karakassis notes the applicant was present for a review of their application at the March 8, 2023 meeting, and further notes tonight's meeting is a continuation of that review, and also states the applicant has revised their application. John Lopez, representing the Devereux Foundation, Red Hook, hereinafter the Devereux Foundation, states he has submitted a satellite view of the parcel, with a proposed outline of the perimeter fence, which he states, is away from the road, and which he also states, will follow the tree line where possible.

Chairperson Karakassis states it looks like the applicant has reduced the perimeter of the fence, which Mr. Lopez affirms. George Jahn refers to the amended application stating he is concerned about the fence and the neighbors, to which Mr. Lopez replies there is a line of trees so the neighbors will not see it. Chris Klose notes the updated drawings clearly show the fence and a gate. Mr. Lopez responds the staff and visitors will have a badge.

Chairperson Karakassis notes the eastern portion of the fence extends into the woods, where there is an existing fence, and confirms with Mr. Lopez the gate on the side access from Vosburgh Road is for emergency responders. Mr. Lopez states he expects the neighbors to appreciate the fence, since some of the residents have wandered off the property. Chris Klose asks if the fence will be black, to which Mr. Lopez responds it will.

Chairperson Karakassis states the ZBA must refer the application to Dutchess County Planning for comment since it is a non-residential application, with a parcel bordering a State Road, and also make a SEQR determination at the next meeting, since the Board is conducting an uncoordinated SEQR review, and has determined the Action is Unlisted, at the March 8, 2023 meeting.

At 7:12 pm Chairperson Karakassis asks for a motion to refer the application to the Dutchess County Planning Department, and to set a public hearing for the May 10, 2023 ZBA meeting. Chris Klose so moves, George Jahn seconds, and Chairperson Karakassis, Chris Klose, George Jahn, and Chris Carney vote in favor of referring the application to Dutchess County Planning, and setting a public hearing for the May 10, 2023 ZBA meeting.

At 7:15 pm Chris Klose moves to adjourn the meeting. Chris Carney seconds the motion, and Chairperson Karakassis, Chris Carney, Chris Klose and George Jahn vote in favor of adjourning the meeting.

The next regularly scheduled ZBA meeting is May 10, 2023.