

**TOWN OF RED HOOK
ZONING BOARD OF APPEALS
July 12, 2023 (revised 7-10-2023)**

AGENDA

Meeting to take place at Town Hall – 7340 South Broadway

Preliminary Business

- 7:00 Call to Order - Roll Call
- Approval of June 14, 2023 ZBA Draft Meeting Minutes
- Review of Planning Board Minutes
 - Discussion of Town of Red Hook Planning Board Lead Agency Request
 - Carson Solar
- Comments from the Chair

Public Hearing (continued from the 6/14/23 meeting)

ZBA 23-02 Bard College, represented by Coleen Murphy Alexander application an area variance to construct four student residence halls as follows, Building A1 41' in height, Building B 47' 6" in height, Building C 46' in height, Building HH 43' in height. Section 143-12, The District Schedule of Area and Bulk Regulations, of the Town of Red Hook Zoning Law, limits the maximum height of buildings in the Institutional Zoning District to 35'. See also, 143-Attachment 2 of the Town of Red Hook Zoning Law. The subject parcel is located at 30 Campus Road, Annandale on Hudson, NY, in the Town of Red Hook, in the Institutional Zoning District.

Review

ZBA 23-07 Rhinebeck Solar and Carson Power, application for two area variances of Town of Red Hook Zoning Enforcement Officer, Robert Fennell's Determination of April 27, 2023, interpreting The Town of Red Hook Zoning Law, Section 143-37(E)(1)(a) prohibiting the installation of a ground mounted solar system in a NYSDEC, or US Army Corps of Engineers, designated wetland. The Town of Red Hook Zoning Law Section 143-37E(1)(b) prohibits the installation of a ground mounted solar system in the AB District, on Important Farmland, as defined in Section 143-4. The subject parcel is

located at 7099 Albany Post Road, in the Town of Red Hook, in the AB, EP-O, and FF-O Zoning Districts.

Discussion

- Modifications to Application Forms for all variances,
- Modifications to the Owner Consent Form, and
- ZBA Office Document Copying Policy.

The next ZBA meeting is scheduled for Wednesday, August 9, 2023
Prospective ZBA Applicants must present their application to ZEO Bob Fennell. **The submission deadline for this meeting is *noon* Tuesday, August 1, 2023.**