

**TOWN OF RED HOOK
ZONING BOARD OF APPEALS
January 10, 2024**

AGENDA

Meeting to take place at Town Hall – 7340 South Broadway

Preliminary Business

- 7:00 -Call to Order - Roll Call
-Approval of October 11, 2023, December 13, 2023 ZBA Draft Meeting Minutes
-Review of Planning Board Minutes
-Comments from the Chair

Review

ZBA 24-01 George Allen, representing Red Hook Golf Course, Inc., application for an area variance to install an internally-illuminated, double identity sign, with a combined square footage of approximately 30 square feet. Town of Red Hook Zoning Law, Section 143-27 (D) (2) Sign Standards, permits a single identity sign, measuring a maximum area of 12 square feet, and Section 143-27 B (6) prohibits internally illuminated signs in the Zoning District. The subject parcel is located 650 Route 199, in the Town of Red Hook, in the RD3 Zoning District.

Public Hearing

ZBA 23-11 Philip J. Williams Jr., application for an area variance to construct a single -family dwelling 33' from the front property line, which is also the centerline of Stone Church Road, and 22' from the edge of pavement. Town of Red Hook Zoning Law, Section 143-12, The District Schedule of Area and Bulk Regulations, requires a minimum 60' front yard setback, in the Zoning District. The subject parcel is located at 251 Stone Church Road, in the Town of Red Hook, in the RD3 Zoning District.

Public Hearing

ZBA 23-10 Michael Levy of MK Levy Properties, LLC, and Route 9G Properties, LLC, represented by Karen Hagstrom of Stenger, Diamond, & Glass, LLP, revised application for a Use Variance, regarding the commercial and/or office building use of a display-only, model home on the subject parcel. Town of Red Hook Planning Board site plan approval, #SP-98-11, limits the use to a display-only, model home. The formerly two subject parcels, 515038 and 512069 have been combined into a single subject parcel, 515038, which is located at 3944 Route 9G, in the Town of Red Hook, in the RD3 Zoning District.

The next ZBA meeting is scheduled for Wednesday, February 14, 2024. Prospective ZBA Applicants must present their application to Deputy Building Inspector, Brandon Mullins. **The submission deadline for this meeting is *noon* Tuesday, February 6, 2024.**