

**TOWN OF RED HOOK
ZONING BOARD OF APPEALS
February 14, 2024**

**AGENDA (Revised 2-13-2024)
Meeting to take place at Town Hall – 7340 South Broadway**

Preliminary Business

- 7:00 -Call to Order - Roll Call
-Approval of January 10, 2024 ZBA Draft Meeting Minutes
-Resolution to affirm, and validate ZBA 23-10 Revised Hagstrom-Levy, to add the response from DCPF
-Review of Planning Board Minutes
-Comments from the Chair

Public Hearing

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, greater than eight square feet, in the Zoning District. The subject parcel is located 650 Route 199, in the Town of Red Hook, in the RD3 Zoning District.

Review

ZBA 24-02 Frank Minter, assisted by Robert J. Dupont Architecture, LLC, application for an area variance to construct an addition to a Single-Family Dwelling with a Front Yard setback of 70'9" from the front Property Line. Town of Red Hook Zoning Law, Section 143-48 (B) (2) Development within the Scenic Corridor Overlay requires a doubled Front Yard setback, and Section 143-12 District Schedule of Area and Bulk Regulations requires a minimum 60' Front Yard setback in the Zoning District. The subject parcel is located at 5 Chamberlain Hill Road, in the Town of Red Hook, in the RD3 Zoning District.

Review

ZBA 24-03 George Santoire of Airosmith Development, representing New Cingular Wireless, PCS, LLC, and AT&T, and who is represented by Lauren M. Adornetto, of Phillips Lytle, LLP, application to amend an existing use variance to construct a new, Wireless Telecommunications Facility, consisting of an approximately 100' monopole, and associated ground-based equipment. Town of Red Hook Zoning Law, Section 143-10 Applicability and Compliance with Zoning District Regulations, and Use Variance 5-98 allow only one principal use per lot, in a residential district. The applicant has applied for this use on "vacant land", however, Dutchess County merged former parcel 512069 with parcel 515038, on October 20, 2023, per property owner Michael Levy, of MK Levy Properties, LLC application to combine the two lots. The resulting parcel has three structures with a principal, commercial use of offices and office buildings. The subject parcel 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, March 13, 2024. Prospective ZBA Applicants must present their application to Building Inspector, Brandon Mullins. **The submission deadline for this meeting is noon Tuesday, March 5, 2024.**