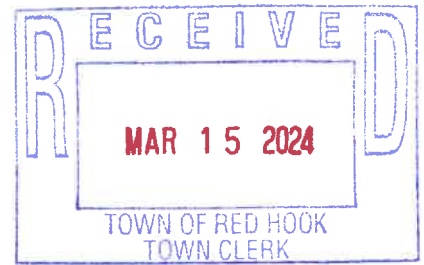


Town of Red Hook ZBA
Approved Meeting Minutes
February 14, 2024



Preliminaries

Roll Call

Chairperson Karakassis calls the meeting to order at 7:05 pm, and asks Clerk Rubin to conduct the roll call. conducts a roll call. Chris Carney, George Jahn, and Chris Klose, and Chairperson Karakassis are present. John Bonavita-Goldman is absent. Also, present are ZBA Attorney, Janis Gomez Anderson, and Town Board Liaison, Bill Hamel.

Approval of January 10, 2024 Draft Minutes

At 7:06pm Chairperson Karakassis asks for a motion to approve the January 10, 2024 draft meeting minutes. George Jahn so moves, Chris Klose seconds, and all Board members present vote in favor of approving the January 10, 2024 meeting minutes.

Planning Board Minutes and Comments from the Chair

Chairperson Karakassis has no comments regarding the Planning Board, and further states she wishes to publicly express thanks for, and acknowledgement of recently retired, Town of Red Hook Zoning Enforcement Officer, Bob Fennell's long-time service to the Town of Red Hook. Chris Klose states Mr. Fennell has a long record of service to the Town, and is a pillar of the community.

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 in the Zoning District. The subject parcel is located 650 Route 199, in the Town of Red Hook, in the RD3 Zoning District.

At 7:08pm Chairperson Karakassis reads the agenda item, and asks for a motion to open the public hearing. Chris Klose so moves, George Jahn seconds, and all Board members present vote in favor of opening the public hearing. Chairperson Karakassis asks Mr. Allen if the image he has submitted is the exact sign he is proposing, to which Mr. Allen replies he has submitted one image with a stone pillar, and one with a metal

pillar. Chairperson Karakassis asks Mr. Allen if these are supporting structures for the proposed sign, to which Mr. Allen states they are. Chairperson Karakassis asks Mr. Allen to state the size of the sign faces, to which Mr. Allen replies they will be about 13.5 square feet each. Mr. Allen states he was not clear about what counted as the area of the sign – the metal surface, or the supports. ZBA Attorney, Janis Gomez Anderson reads the Town Zoning Code, Section 143-4 definition of the *Surface area of Signs* as follows:

The entire area within a single, continuous perimeter enclosing the extreme limits of such sign and in no case passing through or between any adjacent elements of the same. However, such perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display. Only one face of a sign shall be counted in computing the area, provided that there is identical copy on both sign faces.

Chairperson Karakassis asks Mr. Allen to confirm the 13.5 square feet for each sign face, which Mr. Allen confirms. Chairperson Karakassis asks members of the public, who wish to comment, to step forward and identify themselves.

Andrew Tice, states he lives directly across from the Red Hook Golf Club, and further states the intersection is dangerous, since most people do not realize there is an access road in that location, which has low visibility. Chairperson Karakassis states the ZBA is only considering the sign itself, and not road hazards. Mr. Tice asks the Board how the sign will impact visibility, and further notes he has light issues on his property already, and states the proposed location of the sign would place it in his front yard.

Bob Gianelli states he lives adjacent to Golf Course West, opposite Fairway Lane. Mr. Gianelli states he is glad the applicant is coming in, and states the sign is beautiful. Mr. Gianelli states the Golf Club has had problems with poor management of the restaurant. Mr. Gianelli states if the food is half as good as the sign is a representation of, it will be an improvement.

Steve Schreiber states he lives across the street, and further states an internally lit sign would be intimidating, and further states letting the light in just through the script is classy. Mr. Schreiber asks if the existing sign will be removed, and further states he is in favor of the proposed sign.

Karen Stewart states she lives along the fairways to the Golf Club, and further states two separate businesses should be considered for two separate signs of 24 square feet. Chairperson Karakassis states the Board will discuss it, and further states, on a single parcel, each business can have a small sign, and further states, in a residential district, there may only be one sign per parcel. Karen Stewart states the proposed sign is very tasteful, and better than an externally lit sign, since it will have less impact. Ms. Stewart further states a better sign will address the traffic problems, because the sign will be more visible to motorists.

Jill Feldstein states she is from Camp Rising Sun on the other side of the Golf Course, and further states she is concerned about light pollution on their property. Ms. Feldstein states she agrees the sign is tasteful.

Nina Van Erk states she lives close enough to the proposed location of the sign to be concerned about light pollution, and further states the sign will help visitors to find the Golf Club and restaurant. Ms. Van Erk states the sign is tasteful and she supports it.

Bob Gianelli states people looking for the Golf Club end up in his driveway. Mr. Gianelli further states a better sign will avoid people circling around the neighborhood.

Steve Shreiber states Sawkill Orchards had a large sign.

Chairperson Karakassis states the two issues the ZBA is reviewing are the size of the proposed sign, and the illumination of the proposed sign. Chairperson Karakassis states the Board is not looking at possible light pollution, per se. Ms. Gomez Anderson states ordinarily the Planning Board, through the Site Plan Approval process, would look at such issues. Ms. Gomez Anderson further states the ZBA could impose conditions that a Planning Board would impose. Chairperson Karakassis responds the ZBA would have to consult with an engineer, and further notes, historically, it has always been the Planning Board.

Chairperson Karakassis states the ZBA has a number of questions, regarding legal matters, and the appearance of the sign, and asks the Board if it wants to leave the public hearing open for another meeting. Stanley Patterson asks if the illumination can change the aspect of it, to which Chairperson Karakassis replies the ZBA has already been told it doesn't have the power to control what [the applicant] does – it may only regard the size of the sign and the illumination. Ms. Gomez Anderson recommends leaving the public hearing open, given that the variance request is for a larger-than-allowed, internally-illuminated sign. George Jahn states the ZBA must address the letter from Dutchess County Planning.

At 7:30pm Chris Klose moves to continue the public hearing to the March 13, 2024 ZBA meeting. George Jahn seconds. All Board members present vote in favor of continuing the public hearing to the March 13, 2024 meeting.

Chairperson Karakassis states the ZBA will now discuss the application with the applicant.

At 7:32pm Chairperson Karakassis moves to declare the Action Type II under Section C 9, *construction or expansion of construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities*; George Jahn seconds, and all Board members present vote in favor of declaring the Action Type II under SEQR.

Chairperson Karakassis asks Mr. Allen if he has read the letter from Dutchess County Planning, and further states the County has recommended the ZBA not grant the variance. Chairperson Karakassis further states the Board must have a super majority, that is, four votes in favor of granting the variance, if it is to pass. Chairperson Karakassis states the Board needs to see the exact dimensions on a rendering, and something indicating the precise location of the sign. Mr. Allen states it is 40' from the centerline of the road, and 12' from the property line. Chairperson Karakassis states the Zoning Law requirement is 15' from the property line. Mr. Allen states there is a knoll well within the State's Right-of-Way. Mr. Allen further states the existing sign is a traffic nuisance, and states he intends to move the sign to the other side of the driveway, and further back from the State's border. Chris Klose asks Mr. Allen what the height of the proposed sign will be, to which Mr. Allen replies just under five feet. Chris Klose asks about the grade in the proposed location, to which Mr. Allen replies it is lower than the existing sign, and well within the guardrail.

Chairperson Karakassis asks if the restaurant is currently in operation, and asks if there is an approved Site Plan for the restaurant. Mr. Allen replies maybe it is grandfathered in. Chairperson Karakassis states the issue for the Town is a restaurant is not a permitted use in the Zone. Chairperson Karakassis asks if the applicant is aware of any historical documents supporting the use.

Mr. Allen states the restaurant has gotten a building permit, to which Chairperson Karakassis replies the fact that the applicant may have gotten building permits does not mean the use is permitted. Chairperson Karakassis further states the applicant is asking for a variance for a sign, for a use the ZBA must be sure is allowed. Mr. Allen asks the Board how it is that he is trying to improve access to the restaurant and golf club, with a better sign, and now finds the legality of the restaurant called into question.

Chairperson Karakassis states the ZBA is a quasi-judicial Board, which must ascertain if everything in connection with a requested use is permitted. Chairperson Karakassis states the Town of Red Hook Zoning Code does not define *Golf Club* or *Country Club*, and further states she understands this to be a facility to serve the club members, and not the general public. Chairperson Karakassis states the matter for the ZBA is whether or not an independently operated, in a residential zoning district is permitted. Janis Gomez Anderson states the use is permitted, in a residential district, with a Special Permit.

Kylie Zengen Hernandez, the proposed restaurant operator, states a Certificate of Occupancy was issued in 1992. Chairperson Karakassis states the COA does not control the exact use of the property, and further states the Planning Board usually does this through a Site Plan Approval. George Jahn states a restaurant is ancillary to the Country Club, and further states it is appropriate for the restaurant to be open to the public as well. Chairperson Karakassis states the issue is it is located in a residential

zone, which would require a Special Permit, or possibly and expanded use. Chris Klose asks how the current Zoning Law pertains to golf clubs and restaurants, and further notes the facility dates to 1932-33, with the Golf Club fully operative in 1934. Mr. Klose states the first zoning was drafted in 1947, and the Town Zoning Law was drafted in 1972. Chairperson Karakassis states this is what the ZBA is trying to figure out. Chris Klose asks if the Board is looking at the use itself, or the grandfathering in of the facilities. Chairperson Karakassis responds the ZBA doesn't know the facility is grandfathered in. Janis Gomez Anderson states there has been signage for the previous iterations of the restaurant, and further notes there is usually a Planning Board Site Plan Approval process regarding signage. Chairperson Karakassis states the applicant may need to get his sign request in front of the Planning Board. Ms. Gomez Anderson asks the applicant if the person installing his sign can show actual specifications for the proposed sign. Mr. Allen asks if the ZBA can vote tonight, and further asks what is the process. Chris Klose states the ZBA is a Board which sets precedent, with a raft of unintended consequences. Ms. Gomez Anderson asks if there is something in the original Site Plan which requires Planning Board involvement.

Mr. Allen states he is withdrawing his application, since the Board would never have questioned the legality of the restaurant, if he had not applied for the sign variance. Chairperson Karakassis asks Mr. Allen if he can wait a few days for the Board to look into the historic records regarding the restaurant. Ms. Gomez Anderson states it is not true that the ZBA has no standing to review the legality of the restaurant, since the Town itself has standing in the matter.

At 7:58 pm Chairperson Karakassis moves to reopen the public hearing for five minutes to allow for additional public comment. George Jahn seconds, and all Board members present vote in favor of reopening the public hearing for five minutes.

Steve Schreiber states he will let the applicant put a sign three times the allowable size on a box truck, on his property.

Karen Stewart asks the Board to confirm due to a procedural question, the applicant has now been asked to produce proof of the legality of the restaurant. Ms. Stewart further states the restaurant has been in operation since the 1930's, and further states if the Planning Board has made a mistake, the community should step up and fix it. Chairperson Karakassis responds if the Board had learned of this earlier, it would have spoken to the applicant.

Nina Van Erk states she has lived at The Fairways for over 20 years, and further states the restaurant has always been in operation, and open to the public, and for private parties.

At 8:04pm Chairperson Karakassis moves to continue the public hearing to the March 13, 2024 meeting. George Jahn seconds, and all Board members present vote in favor of continuing the public hearing to the March 13, 2024 meeting.

Chairperson Karakassis informs the applicant the Board will be looking at the historic record and will be in touch with him in the next few days.

Review

ZBA 24-02 Frank Miniter, 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.

Chairperson Karakassis reads the agenda item and asks the applicant to explain why he cannot comply with zoning. Robert DuPont, of DuPont Architecture, representing applicant Frank Miniter, states the house pre-dates zoning, and further notes the parcel is 1.6 acres in the RD3 Zoning District. Mr. DuPont also states the subject parcel is in the Scenic Overlay District, which doubles the front yard setback requirement. Mr. DuPont states the house is 900 square feet, which the applicant is finding too small, and further states the applicant wants to add to the living side of the house, which faces Route 199. Mr. DuPont states the applicant will not be cutting any trees, and further states Chamberlain Hill Road is a private road, so the actual front of the house is not facing the front yard, and notes what is considered the front yard, faces Route 199.

Janis Gomez Anderson asks what the building off of the driveway is used for, to which Mr. Miniter replies it is his office, and further states he is proposing the addition to his house on the side facing Route 199. Chairperson Karakassis states the proposed addition will be quite visible from the road, and further states it would not be out of character with other structures visible from the road. Mr. DuPont states the house is elevated and not particularly visible from the road. Chairperson Karakasiss confirms with Mr. DuPont the proposed construction is on the living side of the house. Mr. DuPont states the addition is planned for the left side of the living room and dining room. Mr. DuPont further notes the only portion of the original house, which is beyond the 120' required front yard setback, for the Scenic Corridor Overlay, is a screened porch and the bedrooms. George Jahn states it is consistent with nearby properties, which are tight to the road.

At 8:15pm Chairperson Karakassis moves to declare the Action as Type II under SEQR, under Subsection 16, *granting of individual setback and lot line variances and adjustments* Chris Klose seconds the motion, and all Board members vote in favor of declaring the Action as Type II under SEQR.

At 8:15pm Chairperson Karakassis asks for a motion to set a public hearing for the March 13, 2024 meeting. Chris Carney so moves. Chris Klose seconds, and all Board members present vote in favor of setting a public hearing for the March 13, 2024 meeting.

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.

Chairperson Karakassis reads the agenda item, and notes the Board voted to grant an amendment to existing Use Variance 5-98, with ZBA 23-10 (Revised) Hagstrom-Levy, before it had received a response from the Dutchess County Planning Office. Chairperson Karakassis notes the ZBA did receive the response on January 17, 2024, declaring it a "Matter of Local Concern", and further states the Board needs to ratify the vote on ZBA 23-10 (Revised) Hagstrom-Levy.

At 8:17pm George Jahn moves to ratify the vote to grant the variance request to amend Use Variance 5-98, as stated in ZBA 23-10 (Revised) Hagstrom-Levy. Chris Carney seconds, and all Board members present vote to ratify the vote to grant the variance request to amend Use Variance 5-98, as stated in ZBA 23-10 (Revised) Hagstrom-Levy.

Lauren Adornetto, of Phillips Lytle, LLP, states the Interpretation request, ZBA 23-03 is mooted, and further states the applicant is withdrawing Area Variance request 23-05, since the original two parcels have been combined, and it is no longer needed to comply with zoning. Janis Gomez Anderson confirms with Ms. Adornetto the applicant is seeking two amendments to Use Variance 5-98, as amended on January 10, 2024, by

ZBA 23-10 (Revised) Hagstrom-Levy, to allow for an expansion of use on the subject parcel, and to allow two principal uses on the subject parcel.

George Jahn states he wants to take note of the fact the Town of Rhinebeck is on track to approve a telecommunications tower, about one and a half miles southeast of the telecommunications tower proposed by the applicant, on the subject parcel, in the Town of Red Hook. Mr. Jahn notes both will serve local customers. Chris Klose states there seems to be a race to see which company can get their tower up first, since both the Town of Rhinebeck Planning Board, with the potential result of two huge towers in the viewscape. Chairperson Karakassis states the Town of Red Hook Planning Board looks at co-location questions, and further states the ZBA Office has received a public hearing notice from the Town of Red Hook Town Clerk, originally from the Town of Rhinebeck Planning Board, regarding a telecommunications tower, on February 21, 2024. Ms. Adornetto states AT&T is required to provide coverage by the FCC, and further states the Alternatives Analysis AT&T has conducted identifies all possible locations, among which the proposed site in the Town of Rhinebeck. Ms. Adornetto states the analysis resulted in the best site being the subject parcel, on which the applicant has applied, in the Town of Red Hook. Chairperson Karakassis states both Towns require co-location. Janis Gomez Anderson asks Ms. Adornetto how the applicant will be affected if the Tower in Rhinebeck is approved first, to which Ms. Adornetto replies Ms. Adornetto states the applicant has considered the suitability of the Red Hook site, compared to the Rhinebeck site in the analysis, and finds the Red Hook site more suitable. Ms. Adornetto states the applicant is requesting a public hearing for ZBA 23-04 to amend Use Variance 5-98, as amended by ZBA 23-10(Revised), to allow an expansion of the uses on the subject parcel, and for ZBA 24-03 to allow two principal uses on the subject parcel.

At 8:35pm Chris Klose moves to schedule a public hearing, at the March 13, 2024 meeting, for ZBA 23-04, and ZBA 24-03, both from applicant New Cingular Wireless-AT&T-Airosmith Development – George Santoire. George Jahn seconds, and all Board members present vote in favor of scheduling a public hearing for ZBA 23-04, and ZBA 24-03, both from applicant New Cingular Wireless-AT&T-Airosmith Development – George Santoire, for the March 13, 2024 ZBA meeting.

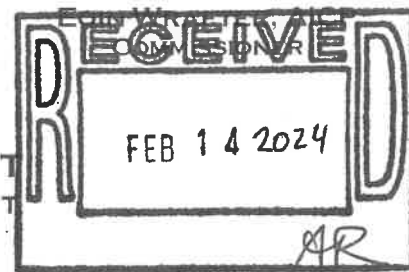
At 8:43pm Chairperson Karakassis asks for a motion to adjourn the meeting. Chris Klose so moves, George Jahn seconds, and all Board members present vote in favor of adjourning the meeting.

The next ZBA meeting is at 7:00pm, on Wednesday, March 13, 2024. The submission deadline for which is **noon** Tuesday, March 5, 2024. Please contact Brandon Mullins in the Building & Zoning Office to apply to the Town of Red Hook ZBA.

SUE SERINO
COUNTY EXECUTIVE



DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT



February 14, 2024

To: Zoning Board of Appeals, Town of Red Hook
Re: **ZR24-018, Red Hook Golf Club and Restaurant – Area Variances for Internally Illuminated Signs**
Lot: 540093, US 199

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking area variances to allow:

1. Two (2) signs (double identity sign) where one (1) sign (single identity sign) is permitted;
2. A total sign area of 30 square feet where only eight (8) square feet is permitted for an internally illuminated sign (or twelve (12) square feet for a sign without internal illumination).

COMMENTS

We note that §143-27.D requires an application for a sign permit to include a graphic representation showing the "proposed height and size of the sign, materials, and method of construction, location, and illumination..." but such graphic was not included in the materials submitted to our office for review. The only graphic included appears to be a photograph of an existing sign from somewhere else, and it appears to be a non-internally illuminated example with uplighting. No dimensions are shown, and it is unclear whether an internally illuminated version of the sign in the photo would look the same, as the photo looks more like a wood sign with painted messaging. Also, no map or plot plan showing where the proposed sign would be located was included. Without a clear graphic representation of the actual proposed sign including technical details related to the proposed lighting, and a map showing the proposed location of the sign, it is difficult to fully evaluate the requested variances.

As the restaurant and golf course are related entities, it is unclear why two separate signs are needed rather than a single sign containing both business names. The proposed internally illuminated signs would be almost four times larger than what is allowed by code (or almost three times larger if not internally illuminated). Based on the reasoning presented by the applicant at the January 10, 2024 ZBA meeting—that the internal illumination is needed along this dark roadway so people will know the restaurant is open—it begs the question as to why the golf course sign would also need to be internally illuminated; no one plays golf in the dark. It is also unclear why an externally illuminated sign couldn't achieve the same result. The applicant also stated that the golf course Board wants larger signs "commensurate with the size of the facility," which does not appear to be a valid reason for providing relief from the zoning code.

These businesses are located in a residential district along the rural outskirts of town, where a more careful approach to signage is warranted. Signs that conform to the code would appear to be sufficient in this area with few other businesses competing for the attention of passersby. One of the concerns about internal illumination is that the light shines horizontally outward from the face of the sign, shining directly in the eyes of drivers. This is of particular concern in darker areas with less ambient light, as the sudden exposure to the sign lighting can be jarring and impact the eye's ability to quickly adjust back to the darker surroundings beyond the sign. These impacts could be mitigated through the use of well-designed external downlighting which controls the directionality of the light and is properly shielded to ensure that the light is not directed outward.

Rather than two oversized, internally illuminated signs, we recommend a single sign with external illumination. The ZBA could determine whether a modest variance for sign area would be warranted to accommodate the two business names on a single sign.

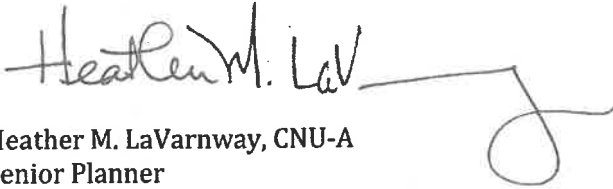
RECOMMENDATION

For the reasons stated above, we recommend the Board not grant the requested variances for the number of signs or for the total sign area of 30 square feet. If the Board determines that a variance is warranted, state law requires that it be the minimum necessary to provide relief from the code.

Voting and Reporting Requirements: If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

Eoin Wrafter, AICP, Commissioner

By

A handwritten signature in dark ink, appearing to read "Heather M. LaV", followed by a long horizontal line and a large, stylized loop at the end.

Heather M. LaVarnway, CNU-A
Senior Planner

Dutchess County Department of Planning and Development

Fax Info
Only

To

Co./Dept.

Fax #

Date

#pgs

From

Phone #

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Red Hook**

Referring Agency: **Zoning Board of Appeals**

Tax Parcel Number(s): **5400930000**

Project Name: **Red Hook Golf Club & Restaurant -- Sign Variances**

Applicant: **George Allen**

Address of Property: **Route 199, Red Hook, NY 12571**

Please Fill in this section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☒ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☒ State Road: **NYS Route 199**
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **2/12/2024**

Entered By: **Rubin, Anne**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☒ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **1/22/2024**

Notes: **Mtg is 2/14.**

☐ Major Project

Date Received: **1/22/2024**

Date Requested: **2/12/2024**

Referral #: **ZR24-018**

Date Required: **2/21/2024**

Date Transmitted: **2/14/2024**

☐ Also mailed hard copy

Reviewer:

Heather M. Loh

Date Printed: 2/14/2024

**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 14th day of February, 2024 on the following matter:

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 are of twelve (12) square feet, and Section 143-27 (B) (6), Sign Standards, prohibits internally-illuminated signs greater than eight (8) square feet, in the Zoning District. The subject parcel is located at 650 Route 199, in the Town of Red Hook, in the RD3 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.

9767320

AFFIDAVIT OF PUBLICATION

State of New York
County of Dutchess

Linda Tutt being duly sworn, deposes and says she is the Principal Clerk of **The Poughkeepsie Journal**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper and published in the County of Dutchess and the State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

01/26/2024

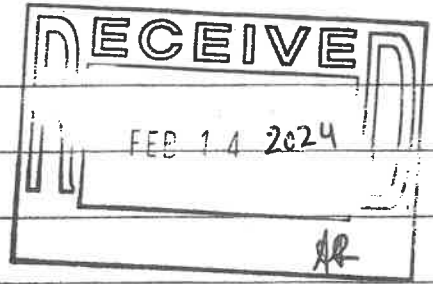
Subscribed and sworn to before me this 26 day of January, 2024

Notary Public
State of Wisconsin, County of Brown

Linda Tutt
Amy Kokott
AMY KOKOTT
Notary Public
State of Wisconsin

exp 6/30/2025

Cathy Joe Rubsam
8 West Willets DR
Red Hook, NY 12571



Dear ~~Zoning~~ Board of Appeals,
Zoning.

I am writing to express my
opposition to granting The Red Hook
Golf course a variance to installing
a internally illuminated double
identity sign. Internally illuminated
signs are ugly + tacky. I
believe that The Red Hook Golf
course should not be granted a
variance.

Thank you
Joe + Cathy Rubsam