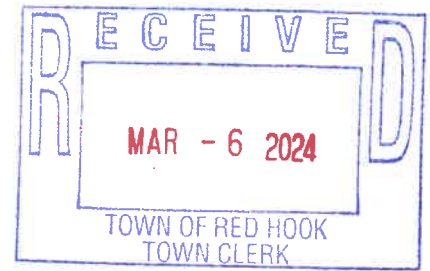


**TOWN OF RED HOOK  
ZONING BOARD OF APPEALS  
March 13, 2024**



**AGENDA**

***Meeting to take place at Town Hall – 7340 South Broadway***

**Preliminary Business**

- 7:00 -Call to Order - Roll Call
- Approval of February 14, 2024 ZBA Draft Meeting Minutes
- Review of Planning Board Minutes
- Comments from the Chair

**Review**

ZBA 24-04 Adam and Michelle Castiglione, application for two area variances to construct a 30' x 50' detached garage ten feet from the side yard, northern property line, and ten feet from the primary structure. Town of Red Hook Zoning Law, Section 143-18 (A) (2) *Accessory Structures* requires accessory structures be located a minimum of 20' from any lot line, and Section 143-18 (A) (3) *Accessory Structures* prohibits such structures from being located less than 12' from the principle building, or a distance equal to height of the accessory building, whichever dimension shall be greater. The subject parcel is located at 7 Whalesback Road, in the Town of Red Hook, in the RD3 Zoning District. The subject parcel received area variance, ZBA 2-22, on March 9, 2022, for a detached garage, with an apartment above it, which the applicant never constructed, thus the variance lapsed.

**Public Hearing**

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.

**Public Hearing (Continued from 2-14-2024)**

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.

**Public Hearing**

ZBA 23-04 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 for an amendment to the existing Use Variance, 5-98, as amended on January 10, 2024, by Use Variance 23-10 (Revised), to authorize development of permitted uses, including the proposed wireless facility, at the Site, formerly consisting of two parcels, numbered 515038 and 512069, now merged to a single parcel, numbered 515038, by Dutchess County, on October 20, 2023, at property owner Michael Levy's of MK Levy Properties, LLC, request to combine the lots. The subject parcel is located at 3499 Route 9G, in the Town of Red Hook, in the RD-3 Zoning District.

## Public Hearing

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 existing Use Variance, 5-98, as amended on January 10, 2024, by Use Variance 23-10(Revised), 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, as amended by Use Variance 23-10(Revised), 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, April 10, 2024. Prospective ZBA Applicants must present their application to Building Inspector, Brandon Mullins. **The submission deadline for this meeting is *noon* Tuesday, April 2, 2024.**