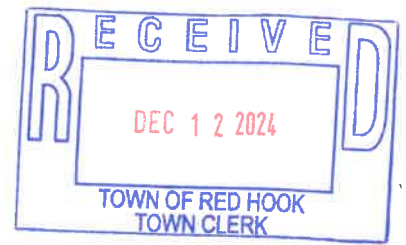


Town of Red Hook ZBA
Approved Meeting Minutes
November 13, 2024



Preliminaries

Roll Call

Chairperson Karakassis calls the meeting to order at 7:00 pm, and asks Clerk Rubin to conduct the roll call. Chris Carney, Chris Klose, George Jahn, and Chairperson Karakassis are present. Also, present is ZBA Attorney, Janis Gomez Anderson. Town Board Liaison, Bill Hamel and Board member John Bonavita Goldman are absent.

Approval of June 12, 2024 Draft Minutes

At 7:01 pm Chairperson Karakassis asks for a motion to approve the June 12, 2024 draft ZBA minutes. Chris Klose so moves, Chris George Jahn seconds, and all Board members present vote in favor of approving the June 12, 2024 draft ZBA minutes.

Planning Board Minutes and Comments from the Chair

Chairperson Karakassis notes the Planning Board is not doing anything currently pursuant to the ZBA.

Review

ZBA 24-09 Adam and Michelle Castiglione, represented by Jordan Valdina, of Synergy Design and Architecture, PLLC, application to construct a 28' x 48' two-bay-detached-garage, ten feet from the side yard property line. Section 143-18 of the Town of Red Hook Zoning Law does not permit an accessory structure, greater than 192 SF, to be located less than 20' from any lot line. The subject parcel is located at 7 Whalesback Rd., in the Town of Red Hook, in the RD-3 Zoning District.

Chairperson Karakassis reads the agenda item, and states the applicant was granted an area variance, on 5-11-2022, to build an accessory structure, measuring 30' x 50', with two stories, ten feet from the lot line. Chairperson Karakassis notes the current variance request is for a smaller structure, and invites the applicant's representative, Jordan Valdina, of Synergy Design and Architecture, PLLC, to present the current proposal to the Board.

Mr. Valdina states the current proposal is for a structure to allow for storage, and a workshop for the applicant's woodworking machinery, which he states is currently in the basement of the applicant's house. Mr. Valdina states the applicant wishes to site his woodworking activities away from the house, due to sawdust accumulation, and the

basement also currently functioning as a laundry area, and toy storage area. Mr. Valdina states the second floor of the proposed structure is limited, and further states the spring line is at the level of the first floor. Mr. Valdina states there are large doors to accommodate items on top of vehicles.

Chairperson Karakassis states there has been no change in the Zoning Law to impact the granting of this variance, and asks the Board for a motion to set a public hearing for Wednesday, December 11, 2024.

At 7:05 pm George Jahn moves to set a public hearing for ZBA 24-09 Castiglione on December 11, 2024, at the regularly scheduled ZBA meeting. Chairperson Karakassis seconds the motion, and at 7:07 pm all Board members present vote in favor of setting the public hearing for ZBA 24-09 Castiglione, on December 11, 2024.

At 7:07 pm Chairperson Karakassis asks for a motion to adjourn the meeting. George Jahn so moves, Chris Klose seconds, and all Board members present vote in favor of adjourning the meeting.

The next ZBA meeting is at 7:00pm, on Wednesday, December 11, 2024. The submission deadline for which is **noon** Tuesday, December 3rd, 2024. Please contact Brandon Mullins in the Building & Zoning Office to apply to the Town of Red Hook ZBA.