

**TOWN OF RED HOOK  
ZONING BOARD OF APPEALS  
December 11, 2024 7:00PM**

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

**Preliminary Business**

- Call to Order - Roll Call
- Approval of November 13, 2024 ZBA Draft Meeting Minutes
- Review of Planning Board Minutes
- Comments from the Chair

**Public Hearing**

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.

**Review**

ZBA 24-10 Trilby and Leonard Sieverding application to construct an approximately 544 SF two-bay, detached garage, approximately five feet from the property line. The Town of Red Hook Zoning Law, Section 143-39.1, requires a minimum front yard setback of 25', for non-residential structures. The subject parcel is located at 251 Yantz Rd. in the ABD Zoning District, of the Town of Red Hook.

**Review**

ZBA 24-11 Romain Bonnans, represented by Jordan Valdina, of Synergy Design and Architecture, PLLC, application to construct: 1. A six-foot by eight-foot Entry, 2. A 16' x 34' Addition on the east side of the, 17.5' from the side property line, and 3. A 14' x 24' one car garage, eight feet from the front property line, and 15' from the side property line, with a resulting building coverage of 18%, and open space on the lot of 75%. The existing dwelling is non-conforming due to an existing non-conforming setback off of the rear property line. The subject parcel currently has three accessory structures on it. Section 143-18 A of the Town of Red Hook Zoning Law does not permit an accessory structure, to project closer to the fronting street than the principal building on the lot, or the required front yard setback for the District, whichever is less restrictive. Section 143-18 A, of the Town of Red Hook Zoning Law, does not permit any accessory structure less than 20' from any lot line. Section 143-18 A (7) limits the number of Accessory structures, on a residential lot, other than a permitted sign, or agricultural buildings, to three, of which no more than one structure shall be a private garage. Section 143-12, the District Schedule of Area and Bulk Regulations, of the Town of Red Hook Zoning Law, requires a minimum 20' side yard setback in the District. Section 143-12, of the Town of Red Hook Zoning Law, the District Schedule of Area and Bulk Regulations, limits building coverage in the District to 7%, and required minimum open space, in the District, to 80%. Section 143-126 A prohibits the extension, enlargement, or alteration of an existing, non-compliant building, in any manner which would increase the existing non-compliance, or create a new non-compliance. The subject parcel is located at 141 Country Club Drive, in the Town of Red Hook, in the RD-3 Zoning District.

The next ZBA meeting is scheduled for Wednesday, January 8, 2025. Prospective ZBA Applicants must present their application to ZEO/Deputy Building Inspector, Brandon Mullins. **The submission deadline for this meeting is noon Tuesday, December 31, 2024.**