

**TOWN OF RED HOOK
ZONING BOARD OF APPEALS
January 8, 2025 7:00PM**

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

Preliminary Business

- Call to Order - Roll Call
- Approval of December 11, 2024 ZBA Draft Meeting Minutes
- Review of Planning Board Minutes
- Comments from the Chair

Review

ZBA 24-12 Tri Vo, representing Mathilde 307, LLC, and represented by Liam Turkle Architect PLLC, application to convert ~15,000 SF vacant warehouse into 10-15 Artist Studio Workshop, with no living quarters. Section 143-11, District Schedule of Use Regulations, of the Town of Red Hook Zoning Law states that "Light Manufacturing or processing and associated office, warehousing and storage facility" is not permitted in the RD3 Zoning District. The subject parcel is located at 307 Spring Lake Rd., in the Town of Red Hook, in the RD-3 Zoning District.

Public Hearing

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. Per ZEO Brandon Mullins the application was amended on December 23rd, 2024, stating the original accessory structure had been removed, and additionally, the proposed distance from would be five feet and seven feet from the front lot line.

Public Hearing

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. Per ZEO Brandon Mullins, the application was amended on December 26, 2024 to remove the variance request for 14' x 24' one car garage, resulting in no requests for additional accessory structures, a proposed building coverage of 15.4%, and a proposed open space of 79.2%

The next ZBA meeting is scheduled for Wednesday, February, 13 2025. Prospective ZBA Applicants must present their application to ZEO/Deputy Building Inspector, Brandon Mullins. **The submission deadline for this meeting is noon Tuesday, February 6, 2025.**