

**TOWN OF RED HOOK
ZONING BOARD OF APPEALS
May 14, 2025 7:00PM**

***AGENDA (Revised 5-7-2025)
Meeting to take place at Town Hall – 7340 South Broadway***

Preliminary Business

- Call to Order - Roll Call
- Approval of January 8, 2025 ZBA Draft Meeting Minutes
- Review of Planning Board Minutes
- Comments from the Chair

Review

ZBA 25-02 Michael Lueck application to construct a single-family-dwelling on a pre-existing, undersized lot, with a Front Yard Setback of 48', and a Front Parking Setback of 23'. Section 143-12, District Schedule of Area and Bulk Regulations, Attachment 2, of the Town of Red Hook Zoning Law requires a minimum 60' Front Yard Setback, and a minimum 35' Front Parking Setback, in the RD3 Zoning District. Additionally, Section 143-48 B(1) requires the minimum Front Yard, and Front Parking Setback requirements be doubled in the Scenic Corridor Overlay (SCO). The subject parcel is located at 489 Route 199, in the RD3 Zoning District and SCO, of the Town of Red Hook.

Review

ZBA 25-03 Jonathan Shapiro, represented by Dawn Santiago, of Kristina Dousharm Architecture, PLLC, application to demolish a Non-Conforming Structure, and to construct a 26' x 32' Accessory Structure, with a height of 16.5', approximately 4.5' from the Side Property Line, and approximately 12.5' from the Primary Structure Section 143-18 A, (2) of the Town of Red Hook Zoning Law, requires a minimum setback of 20' from any lot line, for an Accessory Structure. Section 143-18 A, (3) of the Town of Red Hook Zoning Law requires that no structure shall be located less than 12' from the principal building, or a minimum distance equal to the height of the Accessory Structure, whichever dimension shall be greater. The subject parcel is located at 987 River Road, in the Town of Red Hook, in the Limited Development Zoning District.

The next ZBA meeting is scheduled for Wednesday, June 11, 2025. Prospective ZBA Applicants must present their application to ZEO/Deputy Building Inspector, Brandon Mullins. **The submission deadline for this meeting is *noon* Tuesday, June 3, 2025.**