

**TOWN OF RED HOOK
ZONING BOARD OF APPEALS
June 11, 2025, 7:00PM**

AGENDA

Meeting to take place at Town Hall – 7340 South Broadway

Preliminary Business

- Call to Order - Roll Call
- Approval of May 14, 2025, ZBA Draft Meeting Minutes
- Review of Planning Board Minutes
- Comments from the Chair

Review

ZBA 25-01 Kenneth A. Migliorelli, application to perform a lot line adjustment of a pre-existing, non-conforming lot comprising 2.011 acres, reducing the proposed lot size to 1.138 acres. Section 143-12, District Schedule of Area and Bulk Regulations, Attachment 2, of the Town of Red Hook Zoning Law requires a minimum lot size of three acres in the RD3 Zoning District. The subject parcel is located at 404 Lasher Rd., in the Town of Red Hook, in the RD-3 Zoning District.

Public Hearing

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.

Public Hearing

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 and Section 143-48B (1), of the Town of Red Hook Zoning Law require a minimum 120' Front Yard Setback, and a minimum 70' Front Parking Setback, for property located in the RD3 Zoning District which is also located within 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.

The next ZBA meeting is scheduled for Wednesday, July 9, 2025. Prospective ZBA Applicants must present their application to ZEO/Deputy Building Inspector, Brandon Mullins. **The submission deadline for this meeting is noon Tuesday, July 1, 2025.**