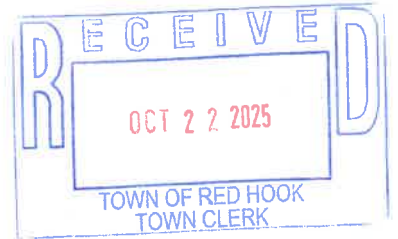


Town of Red Hook ZBA
Draft Meeting Minutes
October 8, 2025



Preliminaries

Roll Call

At 7:01 pm Chairperson Karakassis opens the meeting and asks the Clerk to conduct the roll call. Chris Carney, Chris Klose, and Chairperson Karakassis state they are present. Also present is ZBA Attorney Janis Gomez Anderson. Absent are George Jahn, Ross Gould, and Town Board Liaison, Bill Hamel.

Approval of August 13, 2025, Draft Minutes

At 7:02 pm Chairperson Karakassis asks for a motion to approve the August 13, 2025, draft meeting minutes. Chris Klose so moves, Chris Carney seconds, and Chairperson Karakassis, Chris Klose, and Chris Carney vote in favor of approving the August 13, 2025, draft meeting minutes with no revisions.

Planning Board Minutes and Comments from the Chair

Chairperson Karakassis informs the Board ZBA applicant, Robert Burke, is also seeking a Certificate of Appropriateness before the Planning Board, and that the Planning Board will not grant it without the variance. Chairperson Karakassis thanks Chris Carney for running the meeting in August while she was away.

Public Hearing

ZBA 25-04 Robert Burke, application to construct a 16' x 24' garage/studio, 19.25' in height, 8.5' from the side lot line, 13' from the principal dwelling, and resulting in a building coverage of ~9.2%. Section 143-18 A (2) of the Town of Red Hook Zoning Law requires a minimum lot line setback of 20' for accessory structures, and Section 143-18 A (3) of the Town of Red Hook Zoning Law requires a minimum distance between the principal structure and the accessory structure of 12 feet, or height of the accessory structure, whichever is greater, therefore, a minimum distance of 19.25' is required. The Town of Red Hook District Schedule of Area and Bulk Regulations, Section 143-12, permits a maximum of 5% building coverage in the RD5 Zoning District. The subject parcel is located at 1078 River Road, in the Hamlet of Barrytown, in the Town of Red Hook, in the RD-5 Zoning District, with a Scenic Corridor Overlay.

At 7:04 pm Chairperson Karakassis asks for a motion to open the public hearing for ZBA 25-04 Burke. Chris Carney so moves, Chris Klose seconds, and Chairperson Karakassis, Chris Carney, and Chris Klose vote in favor of opening the public hearing for ZBA 25-04 Burke.

Chairperson Karakassis reads the agenda item and states she believes the subject parcel is in the RD3, and not in the RD5 Zoning District. Chris Carney asks about the boundary of the two districts. The Board members present review the Zoning District Map. Chairperson Karakassis confirms with ZBA Attorney, Janis Gomez Anderson, the maximum permitted lot coverage for RD3 is seven percent. Chairperson Karakassis states this is greater than the maximum lot coverage permitted in the RD5, and further states the variance needed for lot coverage will be correspondingly less. Chairperson Karakassis asks if there are any comments from the public. There are no comments from the public.

At 7:08 pm Chairperson Karakassis asks for a motion to close the public hearing. Chris Klose so moves, Chris Carney seconds, and Chairperson Karakassis, Chris Klose, and Chris Carney vote in favor of closing the public hearing.

Chairperson Karakassis states she took some photographs of the subject parcel, which the Clerk displays on the smart screen. Chairperson Karakassis verifies the location of each photograph with the applicant, and asks the Board members present if they have any comments or questions. Chris Carney asks the applicant if he has any intention of changing or removing the foliage in the front area of his parcel. Mr. Burke replies he does not. Chairperson Karakassis states the applicant is not relying on large trees for vegetative screening, but rather smaller shrubbery, which can be replaced. Chairperson Karakassis further notes the Scenic Corridor is preserved, and further notes the applicant has non-conforming lots on either side of his parcel. Chris Klose states he agrees with this. Chairperson Karakassis states the Board will review the criteria for granting a variance, and the facts of the application, and further states she has a statement prepared, to be included in the facts [see Exhibit A Facts No. 1].

At 7:17 Chairperson Karakassis asks for a motion to approve the variances requested. Chris Klose so moves, Chris Carney seconds, and Chairperson Karakassis, Chris Carney, and Chris Klose vote in favor of granting the requested variances.

At 7:18 pm Chairperson Karakassis moves to request an escrow deposit, in the amount of \$400.00, to be deposited in the escrow account for ZBA 25-04 Burke. Chris Carney seconds, and Chairperson Karakassis, Chris Klose, and Chris Carney vote in favor of requesting an escrow deposit in the amount of \$400.00, to be deposited in the escrow account for ZBA 25-04 Burke

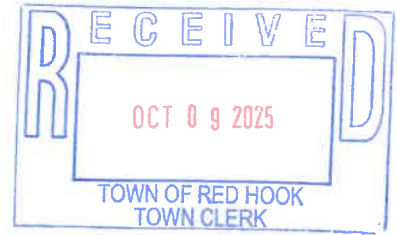
At 7:18 pm Chairperson Karkassis asks for a motion to adjourn the meeting. Chris Klose so moves, Chairperson Karakassis seconds, and Chairperson Karakassis, Chris Klose, and Chris Carney vote in favor of adjourning the meeting.

The next ZBA meeting is at 7:00pm, on Wednesday, November 12, 2025. The submission deadline for which is **noon Tuesday, November 4, 2025**. Please contact Brandon Mullins or Steve Cole in the Building & Zoning Office to apply to the Town of Red Hook ZBA. Building & Zoning Office Hours are M – Th 9:00 – 4:00.

EXHIBIT

A

**TOWN OF RED HOOK
Zoning Board of Appeals**



VARIANCE RESOLUTION

Application #: 25-04 Burke

Grid #: 134889-6127-00-411917

Introduced by: Chris Klose

Date: October 8, 2025

Seconded by: Chris Carney

The Town of Red Hook Zoning Board of Appeals, at meetings duly convened on August 13, 2025, and October 8, 2025, reviewed the facts in Application #25-04 as submitted by Robert Burke, owner of the property identified as Tax Map # 134889-6127-00-411917 ("the Property"), and

WHEREAS, said application requests a variance from the strict application of § 143-18 A (2), § 143-18 A (3), and § 143-12 of Chapter 143 of the Code of the Town of Red Hook (Zoning) to allow the construction of a 16' x 24' Garage/Studio, 19.25' in height, 8.5' from the side lot line, and resulting in a building coverage of ~9.2%, and

WHEREAS, the proposal requires the following variances:

<i>Variance Requested</i>	<i>Code Section</i>	<i>Required</i>	<i>Requested</i>	<i>Difference</i>	<i>Difference (percentage)</i>
16' x 24' Garage/Studio					
1. Side Yard Setback	§ 143-18 A (2)	20 feet	8.5 feet	11.5 feet	57.5% less than required
2. Minimum Distance Between Accessory Structure and Primary Structure	§ 143-18 A (3)	19.25 feet	13 feet	6.25 feet	32.5% less than required
3. Lot Coverage	§ 143-12	7% Max	~9.2%	2.2%	31% more than allowed

WHEREAS, the application was determined to be a **Type II** action under the State Environmental Quality Review Act, Section 6NYCRR Part 617(c)(9) and (16), and

WHEREAS, the Board held a Public Hearing on October 8, 2025, notice of which was duly published in the Poughkeepsie Journal on September 26, 2025, and posted as required by law, and

WHEREAS, at said Public Hearing all who wished to be heard were heard and their testimony recorded, and

WHEREAS, all testimony has been carefully considered and the following pertinent facts noted:

1. Due to the unusual characteristics of this parcel which is located at the intersection of 3 roadways, the parcel's close proximity to other homes and structures, and the steep terrain to the east, the visual impact of the proposed building will be minimal.
2. The parcel is well shielded from the road by mature bushes and the new accessory structure will be located at the parcel's farthest point from the roadway so as to be largely concealed from passersby.
3. Although the parcel is situated along the Town's Scenic Corridor Overlay, it is surrounded by homes on small non-conforming parcels, and the proposed structure will have no impact on the scenic vistas the corridor is designed to protect.

NOW THEREFORE BE IT RESOLVED by the Zoning Board of Appeals, that Application #25-04 a request for a variance from § 143-18 A (2), § 143-18 A (3), and § 143-12 of Chapter 143 of the Code of the Town of Red Hook (Zoning) to allow construction of a 16' x 24' Garage/Studio, 19.25' in height, 8.5' from the side lot line, and resulting in a building coverage of ~9.2% be granted on the following grounds:

1. The variances requested will not produce an undesirable change to the character of the neighborhood or a detriment to nearby properties.
2. The needs of the applicant cannot be achieved by other than three area variances.
3. The variances requested for the reduced side yard setback, a reduced distance between the proposed accessory structure and the primary structure, and increased building coverage are substantial in number but not in impact.
4. The requested variances will not affect the physical or environmental conditions in the neighborhood.
5. The hardship for which the variances are sought to rectify was self-created.

BE IT FURTHER RESOLVED, the variance granted is the minimum variance necessary and adequate and at the same time preserves and protects the character of the neighborhood and the health, safety and welfare of the community.

[Intentionally left blank]

BE IT FURTHER RESOLVED, the grant of the Requested Variance shall be subject to the following condition(s):

1. Payment of all fees and escrow; and
2. Application for and receipt of any other approvals required by the Town of Red Hook Code and New York State Building Code including but not limited to any and all building permits and certificates of occupancy; and

Member	Aye	Nay	Abstain	Absent
Kate Karakassis, Chair	X			
Chris Carney	X			
Chris Klose	X			
George Jahn				X
Ross Gould				X

Adopted: October 8, 2025

Zoning Board Chairperson: 
Kate Karakassis

Secretary: *Anne Rubin*

NOTICE OF PUBLIC HEARING

ZONING BOARD OF APPEALS

TOWN OF RED HOOK

NOTICE IS HEREBY GIVEN that pursuant to Section 143-136C of the Zoning Law of the Town of Red Hook, New York, a public hearing will be held by the Zoning Board of Appeals of the Town of Red Hook, Dutchess County, New York at the Town Hall, 7340 South Broadway, Red Hook, New York, meeting to commence at 7:00 pm, on the 8th day of October, 2025, on the following matter:

Public Hearing

ZBA 25-04 Robert Burke, application to construct a 16' x 24' garage/studio, 19.25' in height, 8.5' from the side lot line, 13' from the principal dwelling, and resulting in a building coverage of ~9.2%. Section 143-18 A (2) of the Town of Red Hook Zoning Law requires a minimum lot line setback of 20' for accessory structures, and Section 143-18 A (3) of the Town of Red Hook Zoning Law requires a minimum distance between the principal structure and the accessory structure of 12 feet, or height of the accessory structure, whichever is greater, therefore, a minimum distance of 19.25' is required. The Town of Red Hook District Schedule of Area and Bulk Regulations, Section 143-12, permits a maximum of 5% building coverage in the RD5 Zoning District. The subject parcel is located at 1078 River Road, in the Hamlet of Barrytown, in the Town of Red Hook, in the RD-5 Zoning District, with a Scenic Corridor Overlay.

All interested persons will be given an opportunity to be heard in person or by directing comments in writing to the Zoning Board of Appeals, 7340 South Broadway, Red Hook, New York 12571. All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Zoning Board Clerk in advance at the above address or by phone 845-758-4624 so that arrangements can be made.

AFFIDAVIT OF PUBLICATION

State of New York
County of Dutchess

Mariah Berhagen being duly sworn, deposes and says she is the Principal Clerk of **The Poughkeepsie Journal**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper and published in the County of Dutchess and the State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

09/26/2025

Mariah Berhagen

Subscribed and sworn to before me this 26 day of September, 2025

Vicky Felty

Notary Public
State of Wisconsin, County of Brown

VICKY FELTY
Notary Public
State of Wisconsin

9/29/25

Received

OCT - 3 2025

Town of Red Hook
Zoning Board of Appeals

NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
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OCT - 3 2025

Town of Red Hook
Zoning Board of Appeals