

**VILLAGE OF RED HOOK  
ZONING BOARD OF APPEALS MEETING  
July 21, 2014  
7:00 PM**

Chairman Beekman opened the ZBA meeting at 7:00pm.

Present: Chairman George Beekman, Member Erik Cuthell, Member Roger Husted and Member Caroline Rider.

Absent: Member Paul Duntz

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Chairman Beekman asked the Board if they reviewed the minutes from the last ZBA meeting dated June 26, 2014.

***Motion made by Member Cuthell to accept the minutes of the ZBA Meeting dated June 26, 2014. Motion seconded by Member Rider. All in favor.***

**#1. MARION COLE ABRAHAMS                      10 Eldridge Lane                      AREA VARIANCE**  
(Represented by Marie Welch of  
Welch Surveying)

Chairman Beekman advised that the applicant was seeking relief from Section 200-9-D-3 of the Village of Red Hook Zoning regarding minimum lot area. Chairman Beekman read aloud Section 200-9-D-3 from the Village Code. Chairman Beekman advised that the response to the County Referral was that this was a matter of local concern.

Marie Welch advised that she did speak with the applicant with regard to Member Rider's request from the last board meeting regarding the lot lines, but said that the cellar way is not a cellar but only steps that were put down to insulate an addition, so she is proposing to spin the lot lots a little, which would be a planning board issue later on, and that tonight is to grant the area variance and this lot line adjustment would be done later at a later date. Marie Welch pointed out on the map what they are proposing with the lines. Member Cuthell asked if the rear section would remain at 13,736. Marie Welch advised yes. Marie advised that once the variance was granted they would be applying to the planning board.

Chairman Beekman completed SEQR. Copy is on file with the Building Department.

***Chairman Beekman made a Motion to declare a negative declaration for the application of Marion Cole Abrahams for property located at 10 Eldridge Lane, Red Hook, New York. Motion seconded by Member Husted. All in favor.***

Chairman Beekman read aloud the definition language for an area variance.

***Chairman Beekman made a motion to open the public hearing at 7:10pm. Chairman Beekman advised that no responses or objections to this application were received.***

**Chairman Beekman made a motion to close the public hearing at 7:11pm. Motion seconded by Member Husted. All in favor.**

Chairman Beekman read aloud Section 7.712-3-B (1-5) with regard to an area variance. Area Variance Interpretation Sheet completed. Copy is on file with the Building Department.

Member Rider felt that in answering question number 3 that should these 2 lots ever be in separate ownership that the situation of the septic system for this house would be on the neighbor's house. It was determined that this questioned would be answered yes that this request for an area variance is substantial. Member Rider felt that in answering questions number 5 that this Board could not tell if this was self-created due to not knowing when the subdivision took place. Chairman Beekman felt this was family owned therefore answering question number 5 as "yes", but that it does not interfere with this variance. Chairman Beekman advised that this variance can include conditions. Member Rider felt that a condition regarding the cellar way and an encroachment needed to be added. Chairman Beekman said they could give a recommendation to the planning board.

**Motion made by Chairman Beekman to approve an area variance for the property at 10 Eldridge Lane to reduce the size of the lot from 18, 483 sq. ft. to 13, 736 sq. ft. to allow an increase of Lot B – 8 Eldridge Lane from 4,999 sq. ft. to 9,746 sq. ft. The request is for relief from Chapter 200-9-D-3 which requires a minimum lot size of 20,000 sq. ft. feet. The variance will increase the area of an existing substandard lot and will address an existing issue with regard to the existing septic system which may be too close to the existing lot line, with a Condition that the when the applicant appears in front of the Planning Board that the Planning Board take into consideration the Zoning Board of Appeal's recommendation which is asking the applicant rearrange the lot lines to eliminate the encroachment of the cellar way on the adjacent parcel while remaining within the granted area variance. Motion seconded by Member Rider. All members in favor.**

Chairman Beekman announced the resignation from ZBA Member Paul Duntz. The members of the ZBA extended their sincere thank you to Member Duntz for his years of service and dedication to the Village of Red Hook Zoning Board.

Chairman Beekman announced that the Village Board appointed Patricia Grassi as new ZBA Member at their July 14, 2014 board meeting. Patricia Grassi was present tonight and was welcomed by the Zoning Board.

**Member Cuthell made a motion to adjourn the July 21, 2014 ZBA meeting at 7:30pm. Motion seconded by Member Rider. All in favor.**

Submitted by,

Lara Hart  
ZBA Secretary