

**VILLAGE OF RED HOOK  
ZONING BOARD OF APPEALS MEETING  
April 28, 2016  
7:00 PM**

Present: Chairman George Beekman, Member Erik Cuthell, Member Caroline Rider and Member Evelyn Krueger

Absent: Rebekah Aronson, Member

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Meeting was held in conference room – second floor Village building.

Chairman George Beekman opened the April 28, 2016 ZBA meeting at 7:00pm.

Chairman George Beekman asked the Board members if they reviewed the minutes from the ZBA meeting dated January 28, 2016. Members in attendance said yes.

***Member Cuthell made a motion to accept the minutes of the ZBA Meeting dated Janaury 28, 2016. Motion seconded by Member Rider. All in favor.***

<b>#1. Joan Mickler</b>	<b>32 Church Street</b>	<b>Area Variance (Shed)</b>
<b>Tax Grid #6272-10-320666</b>		

Applicant Joan Mickler was present.

Chairman Beekman advised that this applicant was seeking relief from Section 200-9-D-10 (coverage) – and that this applicant is asking for coverage of 15% to 17.2% to allow for a shed that measures 10'L x 16'W.

Chairman Beekman read the definition of an area variance.

Chairman Beekman asked the applicant if the shed was going to be built on-site or brought in. Applicant advised built on-site. Chairman Beekman asked if it would be one or two story. Applicant advised one story. Chairman Beekman asked if applicant had any pictures. Applicant said no. Chairman Beekman asked the applicant if she could provide pictures. Applicant advised that she needs a shed for storage and would like the shed to be put behind the garage.

Chairman Beekman advised that according to the applicant's drawing (submission) this may require a second variance because Zoning requires an alley way of 15 foot on either side, but said this second variance may not be needed if the shed could be moved. Applicant thought it was 5 foot. Chairman Beekman advised the applicant that she could turn the shed long ways. Chairman Beekman said he would like the drawings re-done showing 15 foot. Applicant said she does not have a big lot and that with this change it will be right in the middle of her yard. Members felt it should be just about right if the shed is turned. Options were discussed.

Applicant asked what would be required for two variances. Chairman Beekman said another application and hearing.

Applicant said she could do it long ways but that it would take up more of her land. Member Rider said the drawing was not to scale and if she turned the shed it would give 5.2 feet and may not hang over at all. Applicant said she understand it won't hang out but it will go down the length much longer.

Member Cuthell asked if the applicant wanted to combine variances would she need another preliminary hearing. Member Rider said that with building like these the issue will be sidelines and your neighbors and suggested a to-scale drawing. Member Cuthell asked if it was a 50 foot lot. Member Rider said yes. Member Cuthell said with a 10 foot side yard setback for the garage and a 13 foot garage it would put it pretty close to the center line of the property. Member Rider said a 13 foot garage would come closer to the center and that the current drawing/submission if not to scale. Member Rider said the Code may state that there are special provisions for a lot who size was already non-confirming and they had a 10 foot setback.

Member Cuthell read Section 200-9-D-11-(b) – Substandard Lot – anything lot 74 or less side yard shall be 10 feet, which means the applicant can set the shed.

Chairman Beekman said in that case the Board would like to see a new drawing showing dimensions and that the side yard will be 10 feet. Applicant said ok. Member Cuthell said drawing should be to scale. Chairman Beekman asked for pictures of the shed. Chairman Beekman advised that SEQR and Tests will be done at the next meeting.

Chairman Beekman made a motion to table this application until May 26, 2016. Motion seconded by Member Cuthell. All in favor.

Chairman Beekman reminded board members of required training and credit hours.

***Member Cuthell made a motion to close the April 28, 2016 ZBA meeting at 7:30pm. Motion seconded by Member Rider. All in favor.***

Submitted by,

Lara Hart  
ZBA Secretary