

**VILLAGE OF RED HOOK
ZONING BOARD OF APPEALS MEETING
May 26, 2016
7:00 PM**

Present: Chairman George Beekman, Member Erik Cuthell and Member Rebekah Aronson

Absent: Member Caroline Rider & Member Evelyn Krueger

Chairman George Beekman opened the May 26, 2016 ZBA meeting at 7:00pm.

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

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

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

Applicant Joan Mickler was present.

Chairman Beekman advised that this applicant was seeking relief from Section 200-9-D-10 (coverage) – coverage going from 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 read into the record that the applicant submitted a picture of the proposed shed as well as an amended site plan showing the side setbacks.

Chairman Beekman asked Secretary Hart if any comments were received from mailings that were sent. Secretary Hart advised no, and that 3 were returned undelivered and no response card was received on 3 mailings.

Short Form SEQR was done and signed.

Member Cuthell made a motion to declare a negative declaration. Motion seconded by Member Aronson. All in favor.

Chairman Beekman read the definition of area variances tests from Section 7-712 of the Guide to Planning and Zoning.

Chairman Beekman made a motion to open the public hearing at 7:13pm. No persons were present.

Chairman Beekman made a motion to close the public hearing at 7:16pm. Motion seconded by Member Cuthell. All in favor.

Area Variance tests were completed. Copy is on file in the Building Department.

Chairman Beekman read the motion to approve the area variance for the property located at 32 Church Street (Tax Grid #6272-10-320666) for the request of relief from Section 200-9-D-10 (coverage) of the Village Zoning Code for maximum lot coverage from 15% to 17.2% for the erection of a shed measuring 10x16.

The following Conditions were set:

- 1. Shed to be only one story**
- 2. Shed to be in accordance to photo that was submitted by the applicant.**
- 3. Shed will maintain a 10 foot set back from the side property line as indicated by the survey map submitted by the applicant.**

Member Cuthell made a motion to accept the above approval. Motion seconded by Member Aronson. All in favor.

Chairman Beekman made a motion to close the May 26, 2016 ZBA meeting at 7:21pm. Motion seconded by Member Cuthell. All in favor.

Submitted by,

Lara Hart
ZBA Secretary