

**VILLAGE OF RED HOOK
ZONING BOARD OF APPEALS MEETING
October 27, 2016
7:00 PM**

Present: Chairman George Beekman, Member Erik Cuthell, Member Caroline Rider & Member Maarten Reilingh

Absent: Member Rebekah Aronson

Chairman Beekman opened the October 27, 2016 ZBA meeting at 7:00pm.

Chairman Beekman asked the Board members if they reviewed the minutes from the August 25, 2016 ZBA meeting. Members in attendance said yes.

Chairman Beekman made a motion to accept the minutes of the ZBA Meeting dated August 25, 2016. Motion seconded by Member Cuthell. All in favor.

Chairman Beekman, on behalf of the ZBA Board, welcomed new member Maarten Reilingh.

Chairman Beekman advised the Board that he would like to have all members sign the revised map received from Kevin Hegarty for property located at 3 Cambridge Drive. Members in attendance who attended the meeting on 8/25/2016 signed the map.

#1. Sara Agrest – 56 West Market Street – Area Variance – Tax Grid #6272-10-348748

Sara Agrest, property owner, was present.

Chairman Beekman advised that the applicant is seeking relief from Section 200-9-D-(6) for rear yard setback for a pool; Section 200-9-D-(7) for side yard setback for a garage; Section 200-9-D-(7) for side yard setback for a pool; and Section 200-9-D-(10) for site coverage.

Chairman Beekman read the definition of an area variance.

Chairman Beekman read into record that a response was received from Dutchess County Department of Planning indicating this application was exempt from 239 Review.

Sara Agrest provided the Board with a color copy of the site plan.

Chairman Beekman asked the applicant if there was a picket fence in the back. Applicant said yes and pointed out the location of the fence but was taken down to allow for the construction equipment. Applicant advised that the property is quite deep. Pool location was discussed. Chairman Beekman asked the applicant if it were possible to move the pool to get 25 foot on either side. Applicant said the lot is not that wide. Side yard setbacks were discussed. Member Cuthell asked if this was an in-ground pool. Applicant advised yes. Member Rider asked what the size of the pool and deck together were. Applicant said she read the zoning and that it was her understanding that the deck should not count. Applicant advised that the deck was flush, ground level and would be bluestone. Member Cuthell said the relief applicant is seeking is for the pool itself and not the deck. Applicant said correct. Member Rider asked about the patio. Applicant advised it was existing. Chairman Beekman asked about the garage

and advised the applicant of the 5 foot requirement per New York State Fire Code. Member Rider felt the garage could be moved one foot. Chairman Beekman felt the building could be changed from 16 foot to 15 foot wide. Applicant asked if the issue was the 5 foot from the property line. Board said yes. Applicant said once they located the septic they may be able to move the building over one foot. Member Rider asked if there was a leech field or tank. Applicant advised a tank. Chairman Beekman said there were two options to consider- to bump it over one foot or shorten it one foot. Member Rider advised that it really matters to locate the septic. Applicant said they are doing probes to locate the septic.

Member Rider asked if coverage was just house and garage, or house garage and pool. Chairman Beekman said it was house, garage and pool. Applicant said according to her map the total additional site improvements would cover about 20% of the site, so the structures (house & garage) would add up to just under 16%, and the pool is the additional 4%, taking into account everything.

Applicant advised that Marie Welch would be updating her survey.

Member Rider asked applicant if she was the sole owner. Applicant advised the property was in her name.

Chairman Beekman asked if the space would be used for garage only. Applicant said yes with an electric door opener and a light. Member Cuthell said the Board would put a condition that the garage not be permitted to be used for living space. Applicant said it would not be used for living space.

Applicant advised that the water for the pool would be brought in by a tanker.

Chairman Beekman made a motion to set a public hearing for November 17, 2016 at 7:00pm. Motion seconded by Member Rider. All in favor.

Applicant said how grateful her family was for having so many great neighbors and help during the recent loss of their home to a fire.

Chairman Beekman reminded Board members to obtain their required 4 hours of training.

Member Reilingh mentioned the possibility of this property address being located in the new sewer system.

Member Cuthell made a motion to close the October 27, 2016 ZBA meeting at 7:45pm. Motion seconded by Member Rider. All in favor.

Submitted by,

Lara Hart
ZBA Secretary