

**VILLAGE OF RED HOOK
ZONING BOARD OF APPEALS MEETING
December 28, 2017
7:00 PM**

Present: Chairman George Beekman, Member Erik Cuthell, Member Rebekah Aronson & Member Maarten Reilingh

Absent: Member Caroline Rider

Chairman George Beekman opened the December 28, 2017 meeting at 7:00pm.

Chairman George Beekman advised that there were no minutes for approval.

#1. Patricia Breinen	Firehouse Lane	Area Variance
Tax Grid #6272-10-388518		

Applicant Patricia Breinin was present.
Architect, Warren Temple Smith was present.

Chairman Beekman read the definition of an area variance (Section 7-712-b of the Guide to Planning & Zoning).

Chairman Beekman advised that the applicant was already in front of the Planning Board and that there were no issues except for the area variance. Chair Beekman advised that the Board wanted to know the square footage of the building as well as the loft apartment (which is 610 square feet) and asked the applicant to have this indicated on the plans for the next meeting. Chair Beekman advised that there is a minimum for the loft space as well, but that the indicated square footage meets that.

Chair Beekman asked the Board if they had any questions.

Chair Beekman advised that the request is for a 33% increase in area, but does not see any problem with it.

Chair Beekman advised that the 2,000 square footage allowance is read from the NMU Zone.

Chair Beekman asked the Board members if they felt the application was completed. All Board members said yes.

Chairman Beekman made a motion to schedule the public hearing for January 25, 2018 at 7:00pm. Motion seconded by Member Cuthell. All in favor.

Chairman Beekman made a motion to close the December 28, 2017 ZBA meeting at 7:14pm. Motion seconded by Member Aronson. All in favor.

Submitted by,

Lara Hart
ZBA Secretary