

**VILLAGE OF RED HOOK
ZONING BOARD OF APPEALS MEETING
March 28, 2019
7:00 PM**

Present: Chair George Beekman, Member Erik Cuthell, Member Maarten Reilingh and Member Caroline Rider

Chairman George Beekman opened the March 28, 2019 meeting of the ZBA at 7:00pm.

#1. William Labossier and Katy Walsh 40 Garden Street Area Variance
Tax Parcel ID#: 6272-09-211679

Present: Kristina Dousharm, Architect

Chair, George Beekman advised property is located in the R10,000 Zone and that the applicant is seeking relief from Red Hook Zoning Section 200-9-D-7 – Side Yard Setback from 15 foot requirement down to 2.6 foot for construction of a new garage to be attached to house, and relief from Section 200-9-D-10 – Lot Coverage which allows for a 15% maximum coverage to go up to 16.89% to allow for the construction to enlarge the existing home to include an attached garage.

Chair Beekman read the definition of an area variance.

Chair Beekman acknowledged receipt of the owner's consent form, maps and application.

Kristina Dousharm advised that the new proposed garage will be the same setback as current structure, but will reduce the conformity because it is only going to the garage portion and not all the extra structures Chair Beekman said there is still a 19 foot less area of the side variance.

Ms. Dousharm advised they were keeping both gravel curb cuts.

Chair Beekman showed the location of the septic on the plans.

Member Rider asked about the door at the rear of the garage. Door location was pointed out and Member Rider asked if it could be relocated. Ms. Dousharm said they can relocate it.

Member Rider asked what the proposed siding material would be. Ms. Dousharm advised they are in the pricing phase but that it would not be vinyl, and likely to be hardy plank. Member Rider has concerns and feels that is out of character of the neighborhood and suggested it be all brick. Ms. Dousharm said they are in pricing phase, and that brick would be lovely, but it has to work in the owner's budget and that the owners are very conscience of what they are doing,

and are moving to the Village to downside and engage in the Village, but are very concerned about restoring the house to its original glory. Member Cuthell has concerns as well about the size of the addition and feels it is massive. Chair Beekman asked about the one story garage and there being a window, and asked what the space would be used for. Ms. Dousharm indicated it was only for esthetics and no habitual space in the attic or garage. Chair Beekman asked how many bedrooms are going in. Ms. Dousharm said the number of bedrooms will remain the same, which is currently 3 bedrooms; one being very tiny, so which would be turned into an office. The new section will be a master bedroom and living room and original brick building will be the kitchen.

Member Rider referred to #6 on the short for EAF and the character of the neighborhood, and feels that the neighbors will be looking at substantially more building. Ms. Dousharm feels they will be looking at lot less building pointing out the current structures that will be removed, and that they are reducing it. Member Cuthell feels this is out of the realm of this Board. Member Rider said it is the character of the neighborhood. Member Reilingh spoke on the visual impact and being the neighbor on the west you are looking at the end of the structure and a reduction of mass, and going from a 2 story to a one story. Member Cuthell asked if the garage had to be the width indicated. Ms. Dousharm said yes in order to fit 2 vehicles of 2019 standards. Member Cuthell asked about the connection way and what would be there. Ms. Dousharm said it would be a breezeway.

Chair asked if there had been any feedback from neighbors. Ms. Dousharm said she believes it has been positive feedback. Member Rider asked if the Czechowski's lived there. Ms. Dousharm said she did not know.

Chair Beekman asked if there was a basement. Ms. Dousharm said there is an existing basement.

Member Cuthell asked on the east elevation and the roof structure and if there was any plan to finish that. Ms. Dousharm said no and just replicating the house on one story and no second dormer to be added in the future. Chair Beekman said the house on this lot is small.

Member Cuthell said the character needs to be addressed but that the area variance is not unreasonable. Member Rider said true, but she recently attended a seminar and they should grant area variance whenever they are reasonable and to preserve the other things that you can put reasonable restrictions on. Member Cuthell said he feels that a reasonable restriction is that they do not pop dormers in and turn into second floor living space. Member Rider feels that brick will keep it in character. Ms. Dousharm said if you read the National Park Service there is just as much as an argument for making an addition in keeping with character with the general vernacular of the area than bringing in bricks that don't match original brick. Member Rider said the proposed siding doesn't keep with character either. Member Reilingh said he feels that in keep with character it doesn't mean replicating house after house and there are many historical renovations where modern materials are brought in. Chair Beekman feels with any addition there will be change.

Member Rider said she has concerns with the predominant character of the existing built landscape. Member Cuthell said he shares in the concern.

Member Rider asked about SEQR and question #13. Ms. Dousharm advised that they use the NYS website which answers some questions and the question is yes because the municipal water is behind it. Chair Beekman said this is for property behind the property in question. Ms. Dousharm said with regard to question #11 – this is not public but private. Member Rider asked about question #19. Ms. Dousharm indicated #19 refers to the Red Hook Commons Sewage. Chair Beekman said SEQR will be completed at the next meeting.

Chair Beekman asked if a floor plan could be provided for the next meeting and possibly some color rendering. Ms. Dousharm said she can do market drawing, a rendering, but is color a requirement, because this is an additional cost to her client. Member Cuthell stated his concern that this addition will look big from the road and would not want to see it brick and that this would only enhance it. Chair Beekman feels the contrast will balance it out. Chair Beekman said they will not require color, but is they could possible use colored pencils to show color contrast.

Member Rider made a motion to set the public hearing for April 25, 2019 at 7:00pm. Motion seconded by Member Chair Beekman. All in favor.

Chair Beekman advised that Rebekah Aronson has resigned from the ZBA Board and that we are in need of new ZBA member.

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

Member Cuthell made a motion to close the March 28, 2019 ZBA meeting at 7:40pm. Motion seconded by Member Rider. All in favor.

Submitted by,

Lara Hart
ZBA Secretary