

**TOWN OF RED HOOK  
ZONING BOARD OF APPEALS  
July 13, 2022**

**AGENDA**

***(Meeting to take place at Town Hall – 7340 South Broadway –  
masks are required)***

**Preliminary Business**

- 7:00 Call to Order - Roll Call
- Approval of May 11, 2022, and June 8, 2022 Meeting Minutes
- Review of Planning Board Minutes
- Comments from the Chair

**Public Hearing**

ZBA 22-06 Peter Klose and Jean Voutsinas, application for two Area Variances to create a cottage in a small barn, on a parcel of 1140 SF, setback eight feet from the front property line. Section 143-68 A, of the Town of Red Hook Zoning Law limits the size of a cottage to 650 SF of Gross Floor Area, and Section 143-68E requires a front yard setback of 50 feet. The subject parcel is located at 45 Echo Valley Road, in the Town of Red Hook, in the RD1.5 Zoning District.

ZBA 22-08 Peter Klose and Jean Voutsinas, application (amended at the 6-8-2022 ZBA Meeting, to clearly state the small barn will become a “Cottage”, and the large barn will become a Single-Family Residence, and the Principal Dwelling) for an Area Variance to alter a barn, which is an accessory use, to a Single-Family-Dwelling, which is a principal use, on the subject parcel. A change from an accessory use to a principal use requires that the structure housing the new use meet the setback requirement of the District Schedule of Bulk and Area Regulations, Section 143-12 of the Town of Red Hook Zoning Law, for structures in the R 1.5 Zoning District.. The required front setback, per Section 143-12 is 50 feet, in the R 1.5 Zoning District. Said barn is five feet from the front property line. The subject parcel is located at 45 Echo Valley Road, in the R1.5 Zoning District.

The next ZBA meeting is scheduled for Wednesday, August 10, 2022  
Prospective ZBA Applicants must present their application to ZEO Bob Fennell. **The submission deadline for this meeting is noon Tuesday, August 2, 2022.**