

Town of Red Hook Zoning Board of Appeals  
Draft Minutes May 11, 2022

**Preliminaries**

**Roll Call**

The meeting is called to order at 7:02pm. Chairperson Kate Karakassis states she is present. Board members Chris Carney, and Chris Klose state they are present, and a quorum for the meeting is established. Also present are ZBA Attorney Janis Anderson, and Town of Red Hook ZEO, Bob Fennell.

**March 9, 2022 Meeting Minutes**

At 7:03 pm Chairperson Karakassis asks for motion to adopt the March 9, 2022 meeting minutes, with two minor amendments, on pages three and four, and further asks the Board members if there are any further comments or questions, to which Mr. Carney and Mr. Klose reply they have none. Chris Klose seconds the motion to adopt the March 9, 2022 amended meeting minutes, and the Board votes unanimously to adopt the amended minutes.

**Review of Planning Board Minutes and Comments from the Chairperson**

Chairperson Karakassis states there is increased action on the Cottage front, and further notes it might be time for the Town Board to reconsider the Zoning Code with respect to *Cottages*, which she notes, is fairly restrictive.

**Review**

ZBA 22-05 Paul Steinberger and Mickey Walker, representing the Neave Group, application for an Area Variance to install an inground pool 11 feet, and 11 inches from the side property line. Section 143-18 A(2), of the Town of Red Hook Zoning Law requires a setback of 20 feet. The subject parcel is located at 74 Williams Road, in the Town of Red Hook, in the RD3 Zoning District.

Chairperson Karakassis reads the agenda item, and invites the applicant's representative from the Neave Group to present the proposal. Kris Schmidt introduces himself, and clarifies that the person who handles the applications for the Neave Group, and whose name appears on the Owner Consent Form, is Mickey Walker, and further clarifies that he, Kris Schmidt will be handling the discussion with the Board. Chairperson Karakassis asks Mr. Schmidt why the applicant is seeking a variance, to which Mr. Schmidt replies the rear yard is very shallow, and is limited by an existing rear deck. Mr. Schmidt also states the left side of the house is occupied by a well, and the right side of the house is occupied by the septic system and leach field. Mr. Schmidt

refers to a survey, submitted by the applicant, and indicates the locations of the driveway, the front of the house, the septic system, and also indicates the proposed location for the inground pool, and describes it as directly behind the house, beyond the deck, with a three-foot-wide plant bed, and a four-foot-wide walkway in between the rear deck and the proposed location for the inground pool. Mr. Schmidt states this is the only viable location for the proposed inground pool, and notes there is a wooded area to the rear of the subject parcel. Mr. Schmidt further states the pool will be approximately nine feet from the deck. He also indicates a fence on the survey, stating it is off the property line, and will be relocated. Mr. Schmidt also indicates the location on the survey where the driveway comes in.

Chairperson Karakassis asks Mr. Schmidt if Board members may make a site visit, to view the subject parcel, to which Mr. Schmidt replies they may. Chairperson Karakassis asks if the property owner has spoken to the neighbors, to which Mr. Schmidt replies he is not certain of this.

At 7:12 pm Chairperson Karakassis asks for a motion to declare the Action Type II under SEQRA. Chris Klose so moves, Chris Carney seconds, and all Board members vote in favor of declaring the Action Type II under SEQRA.

Chairperson Karakassis asks the other Board members if they have any further questions for the applicant, to which Mr. Klose and Mr. Carney reply they do not have any further questions at this time.

At 7:14 pm Chris Klose moves to set a public hearing for June 8, 2022. Chris Carney seconds, and all Board members vote in favor of holding a public hearing for ZBA Appeal 22-05 Steinberger-Neave Group on June 8, 2022.

Peter Klose states he wishes to address the Board regarding his application, to which Chairperson Karakassis states Mr. Klose has been informed there is not a quorum of the Board present, to review his appeal, at this time. Chairperson Karakassis further states the Board expects to have at least one new member for the June meeting, and states Mr. Klose's appeal will be reviewed at that time.

Chairperson Karakassis further states, since Mr. Klose is present, she has a few questions about his application to the ZBA. Chairperson Karakassis states Mr. Klose's application is for an Accessory Structure, but presently, there is no principal structure to which it could be an accessory. Chairperson Karakassis confirms the barn next to the presently occupied building "The Tack Shop" is to be the primary, single-family residence, with "The Tack Shop" to become an accessory "Cottage" unit. ZEO Bob Fennell states "The Tack Shop" qualifies for principal structure setbacks under Section 143-68E of the Zoning Code.

Chairperson Karakassis confirms there will be an application to the ZBA to convert the Barn to a single-family residence, with the "Cottage" on a parallel track. ZEO Bob Fennell states there is a permit for barn rehabilitation. Chairperson Karakassis states

the applicant needs to get ZBA approval, for setbacks, for conversion of the barn to the primary residence, and then submit an application for the accessory structure "Cottage". Chairperson Karakassis suggests Mr. Klose meet with Mr. Fennell to iron out the application process.

### **Adjournment**

At 7:22 pm Chris Klose moves to adjourn the meeting. Chris Carney seconds and all Board members vote in favor of adjourning the meeting.