

Minutes – July 27, 2009  
Meeting of  
Zoning Board of Appeals

Present:

Chair: Mike Braun

Members: Karen Cleaveland  
Laura Gail Tyler  
Bob Juliano

Board Liaison: Susan Ezrati

Absent: Joe Cicileo  
Robin Logan

Recording Secretary: Gabrielle Green

The meeting was convened at 7:06 p.m.

Chair Braun asked the Board to review the minutes of May 19, 2009. Laura Gail Tyler mentioned how the minutes seemed abbreviated. It was noted that the minutes should include the fact that ZEO Bob Fennell had the plans for the Area Variance for 13 Pine Street in his office in Red Hook during the hearing. Karen Cleaveland moved and Laura Gail Tyler seconded the approval of the minutes as amended. The vote was called and the motion was approved.

48 Broadway – Bernard and Patricia Tieger Special Use Permit: The Tieggers are seeking to convert the second floor from an office into an apartment. It was noted that the Tieggers have gotten some mixed messages from Red Hook Officials about the process. Karen Cleaveland noted that the application seemed incomplete. Karen Cleaveland asked whether the application was the same form the board had used in the past. Chair Braun wants a clearer map to review the application and questioned what the Board required for such an application. Chair Braun stated that he had asked Code Enforcement Officer Steve Cole whether he had seen a diagram or plans which he had not. Chair Braun had concerns about complying with the law.

Bob Juliano noted how the plans are to be brought before the Planning Board rather than the ZBA. Laura Gail Tyler stated how the ZBA needs some kind of plans to make sure they are following code. Bob Juliano stated that it is up to the Building Inspector to which Laura Gail Tyler said that that it was up to the Zoning Officer to check for compliance.

Chair Braun presented the Board with a letter from Chair Sweeny of the Planning Board requesting Lead Agency. A motion was made to assign the Planning Board as Lead Agency on Bernard and Patricia Tieger's 48 Broadway Application for Site Plan Approval/Special Use Permit SEQRA assessment form by Karen Cleaveland and seconded by Laura Gail Tyler. All were in favor. Motion approved.

Chair Braun mentioned that he would like to see an informal drawing before setting a date for a Public Hearing.

The ZBA collectively decided that the issues prohibiting them from accepting the application and setting a Public Hearing had to do with access and square footage and that they want to be consistent with other applications that have gone before the Board. It was decided that the ZBA needs to see plans that include a scale drawing with usable square footage and access points to make sure it is a legal apartment before they can decide to have a Public Hearing.

Bob Juliano made a motion to adjourn the meeting at 7:58 p.m. Karen Cleaveland seconded the motion. All were in favor.

Respectfully submitted,

Gabrielle Green  
Recording Secretary