

**VILLAGE OF RED HOOK  
ZONING BOARD OF APPEALS MEETING  
November 21, 2024**

Present: Chair Erik Cuthell, Member Maarten Reilingh, Member David Javsicas, Member Kirstin Luks and Member Janice Potter

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Chair Cuthell opened the November 21, 2024 Zoning Board of Appeals Meeting at 6:30pm.

Chair Cuthell announced members present and that there was a quorum for tonight's meeting.

**Chair Cuthell made a motion to approve the Minutes of ZBA Meeting dated November 7, 2024. Motion seconded by Member Luks. All in Favor. Motion approved.**

**Agenda Item #1:**

Francisco Pujol  
15 Church Street  
Tax Parcel ID 6272-10-358703

Present: Francisco Pujol – Owner  
David Ruff – Architect

Chair Cuthell advised that there was one thing that the Board requested from the applicant at the November 7<sup>th</sup> meeting and a public hearing was scheduled. Chair Cuthell advised that the report requested was a structural report which was received dated November 8, 2024 and forwarded to all Board members for review (copy of report on file in the building department).

**CHAIR CUTHELL MADE A MOTION TO OPEN PUBLIC HEARING FOR THE AREA VARIANCE APPLICATION FOR 15 CHURCH STREET AT 6:34PM. MOTION SECONDED BY MEMBER POTTER. ALL IN FAVOR. MOTION APPROVED.**

Chair Cuthell advised if anyone was present this evening to speak to please sign in on the sign-in sheet.

Chair Cuthell said the only thing that we as the zoning board can deal with is the physical attributes of the application which are area coverage and setbacks. Chair Cuthell said anything else is beyond their ability and they are not a building board and do not have the right to refuse or discuss anything on an aesthetic nature and that this is strictly on the merits of wanting to move some lines around on the property.

Chair Cuthell advised that the legal notice for the public hearing has been completed and that applicant has sent all legal notices to residents within 200 feet via certified mail.

Chair Cuthell advised that 6 emails have been received by Secretary Hart in the building department for tonight's public hearing all of which will be read into record.

1. Catherine Mondello dated November 19, 2024
2. Brenda Elsey dated November 20, 2024
3. Lisa & Jim Ross dated November 20, 2024
4. Vincent Stelmach dated November 20, 2024
5. Brendan McCann dated November 20, 2024
6. Margaret Mondello dated November 21, 2024

All letters were in favor of the applicant's request. All letters are on file in the building department.

**CHAIR CUTHELL MADE A MOTION TO CLOSE THE PUBLIC HEARING AT \_\_\_\_\_PM. MOTION SECONDED BY MEMBER \_\_\_\_\_. ALL IN FAVOR. MOTION APPROVED.**

**MOTION TO CLASSIFY ACTION AS A TYPE II ACTION REQUIRING NO FURTHER ENVIRONMENTAL REVIEW. MOTION SECONDED BY \_\_\_\_\_. ALL IN FAVOR.**

Board to complete Area Variance Test Sheet (copy attached):

Board to discuss.

**Chair Cuthell made a motion to schedule a public hearing for the area variance application for property located at 15 Church Street listed under Tax Parcel ID 6272-10-358703 to November 21, 2024 at 6:30pm. Motion seconded by Member Javsicas. All in favor. Motion approved.**

**Chair Cuthell made a motion to table the area variance application for property located at 15 Church Street listed under Tax Parcel ID 6272-10-358703 to November 21, 2024 at 6:30pm. Motion seconded by Member Reilingh. All in favor. Motion approved.**

Chair Cuthell advised applicant to mail out the public hearing notices. Mr. Pujol said yes.

**Chair Cuthell made a motion to adjourn the November 7, 2024 ZBA Meeting at 6:53pm. Motion seconded by Member Potter. All in favor. Motion approved.**

Lara Hart,  
Secretary, Village of Red Hook ZBA