

VILLAGE OF RED HOOK
ZONING BOARD OF APPEALS MEETING
September 25, 2025

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

Absent: Member David Javsicas

Chair Cuthell opened the September 25, 2025 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 announced there were no minutes for approval.

Agenda Item #1:

Peter Humphrey - Contractor

Owner: Isabella Bautista

2 Fraleigh Street

Tax Parcel ID 62720-10-376662

Chair Cuthell advised applicant is present this evening to request an area variance for a front yard setback in order to build a front porch which setback are per Zoning Section 200-9-D-5 which maintains that there is a 30 foot setback requirement for the front yard or 55 off the center line of the street, which is greater.

Chair Cuthell advised applicant is asking to put a porch on the front of a house that is already really close to that line anyway so anything they want to do will require a variance.

Chair Cuthell advised we will need a public hearing on this application.

Chair Cuthell asked applicant to come forward.

Mr. Humphrey said he was sure everyone was familiar with this area and if you drive down the road that there is no part of any existing house that is 30 feet from the road and that almost every house on this street has a porch which does not have 30 feet. Mr. Humphrey said they feel this will make the house more attractive.

Chair Cuthell said this is a simple application and not much more we can ask of it and feels we have enough to review but advised that it is the job of this Board to grant the very minimum of a variance as possible.

Chair Cuthell said you have drawn a porch that is 8 feet from the building (Mr. Humphrey said 7 feet) and as far as a visual is concerned obviously having a stoop over the door and some kind of a manifest that makes it look something other than just a little box will be in keeping with the neighborhood and he can certainly understand that request.

Member Luks said she feels we need more information and would like know the setbacks of all the houses down that road because she knows this is closer to the road than all of the other houses including front porches, so feels that information is valid and should be asked for, Member Luks said or maybe an image from front of house looking down the street to see where all the other houses are set and has no problem with measuring those distances herself and coming back here in a month.

Mr. Humphrey said he did not want to go on people's property and measure. Chair Cuthell said he understands that.

Chair Cuthell said he drove around up and down looking and there is nothing that exists that is as close to the road as this is going to be. Member Luks agreed.

Chair Cuthell said regardless of what anything else is we are looking at this property and if it would be helpful to know that yes there are a bunch of them that don't meet exactly the 30 foot setback, and that the code book was adopted long after homes were built, so there will be a ton of them, and we are not going to ask that everyone cut their porches back if they want to work on their houses.

Chair Cuthell said we cannot ask you to go and measure other people's porches, but he will. Member Luks said same and to measure ones that are closest to the street.

Chair Cuthell said everything he saw while driving around is a reasonable setback but feels this is going to crowd a little bit. Member Luks agreed.

Mr. Humphrey did provide a photo from parcel access showing the street line of homes.

Member Luks said if you don't want to request any additional information that is fine, but she did want to bring this up and that she is curious.

Member Cuthell said this is an old village and gets it but when it comes down to voting on this we will be talking about this house.

Member Reilingh said it is possible to get an ariel view with the schematics house by house in the parcel viewer. Chair Cuthell said he does not need that information personally. Member Luks agreed.

Chair Cuthell asked Mr. Humphrey that because we have to grant the minimum variance do you see this as having chairs and set-up for people sitting on this front porch. Mr. Humphrey said yes. Chair Cuthell said ok then you can't really go less than 7 feet.

Chair Cuthell asked for any other board comment.

Member Reilingh asked about the blue line painted in the grass parallel to the house and if that was the 7 foot mark. Mr. Humphrey advised it was a white line and that the blue line marks out the water line. Mr. Humphrey said he sprayed the white line 8 foot for dig safe NY but that the 7 foot is almost perfectly even with the concrete. Member Reilingh said so it is roughly at the downside edge of the concrete. Mr. Humphrey said yes.

Chair Cuthell made a motion to deem the area variance application as complete as submitted. Motion seconded by Member Luks. All in favor. Motion approved.

Chair Cuthell made a motion to classify the area variance application for 2 Fraleigh Street listed under Tax Parcel ID 6272-10-376662 as a TYPE II Action requiring no further environmental review. Motion seconded by Member Potter. All in favor. Motion approved.

Chair Cuthell made a motion to set a public hearing for the area variance application for 2 Fraleigh Street listed under Tax Parcel ID 6272-10-376662 for October 23, 2025 at 6:30pm. Motion seconded by Member Reilingh. All in favor. Motion approved.

Secretary Hart provided Mr. Humphrey with copies of the public hearing notices and advised to mail copies by certified mail no return receipt required but to submit mailing receipts to the office before the next meeting.

Chair Cuthell made a motion to adjourn the September 25, 2025 ZBA Meeting at 6:43pm. Motion seconded by Member Reilingh. All in favor. Motion approved.

Lara Hart,
Secretary, Village of Red Hook ZBA