

**VILLAGE OF RED HOOK
ZONING BOARD OF APPEALS MEETING
November 20, 2025**

Present: Chair Erik Cuthell, Member David Javicas & Member Janice Potter

Absent: Member Kirstin Luks & Member Maarten Reilingh

Chair Cuthell opened the November 20, 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 made a motion to approve the ZBA minutes from the October 23, 2025 meeting. Motion seconded by Member Potter. All in favor. Motion approved.

Agenda Item #1:

Cort Contracting (Matthew Braydich)

Owner: Shannon Gallagher

37 E. Market Street

Tax Parcel ID 62720-10-499714

PRESENT: Matthew Braydich

Chair Cuthell advised that applicant is present this evening to request an area variance for a side yard setback for construction of small addition to house of a bathroom.

Chair Cuthell advised that side yard setbacks are per Zoning Section 200-9-D-7: interior lots; accessory buildings and dwelling structures. There shall be two side yards each with a minimum width of 15 feet.

Chair Cuthell said he has reviewed application and asked Mr. Braydich if he had any comments.

Mr. Braydich said owners currently only had one bathroom and looking to add an additional bathroom downstairs and the only reasonable spot on the property, due to utility, septic and layout of the house is to tuck it in at the one corner (indicating he presented an aerial picture of proposed location) and that he is not extending where the house already sits.

Chair Cuthell asked the Board for comments.

Chair Cuthell advised that the applicant had this surveyed and the closest point is that corner where they are going to tuck this addition next to and that closest point is listed at 4.2 feet and they are keeping their corner of the little addition at 4.2 feet, so he sees that as being most reasonable.

Member Javsicas indicated we are changing the setback to 4.2 feet. Chair Cuthell said yes and will have it changed on the application to indicate feet not inches.

Mr. Braydich said proposed addition will look like the rest of the house with same siding and style of window.

Member Javsicas said the 4.2 feet refers to the corner of the existing part of the house so the variance be written for that and not for the corner of the addition. Chair Cuthell said no it will be for the addition and will stipulate that it won't come any closer to the property line than the 4.2 feet.

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

Chair Cuthell made a motion to classify the area variance application for 37 E. Market Street 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 37 E. Market Street to December 18, 2025 at 6:30pm. Motion seconded by Member Javsicas. All in favor. Motion approved.

Chair Cuthell provided applicant with a list of mailings required for public hearing notice and that notices to be mailed by certified mail and that mailing receipts to be submitted to Secretary Hart prior to next meeting.

Mr. Braydich asked what should be mailed with the notice. Chair Cuthell advised to reach out to Secretary Hart.

Chair Cuthell made a motion to adjourn the November 20, 2025 ZBA Meeting at 6:40pm. Motion seconded by Member Potter. All in favor. Motion approved.

Jen Cavanaugh, Clerk, filled in for Lara Hart
Lara Hart transcribed and prepared minutes