



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
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Zoning Board of Appeals Meeting Minutes July 28, 2020

Due to COVID19 pandemic and the Governor's Executive Order 202 regarding open meetings, this meeting was held via Webex. Connection information was broadcast online for residents to participate.

Present: Board Members: Scott Campbell, Ed Quirk, Mary Frank, Joe Gavner
Counsel Benjamin Neidl, Building Inspector/Code Enforcer: Eyal Saad, Applicant: Jeremy Ellenbogen, Peter Jankovitz

Chairman Campbell called the meeting to order at 7:00pm.

Chairman Campbell presented the minutes of the June 23, 2020 Zoning Board meeting. Mary Frank made a motion to accept the minutes of the June 23, 2020 Zoning Board meeting as presented. Joseph Gavner seconded the motion to accept the minutes of the June 23, 2020 Zoning Board meeting as presented. The motion carried unanimously.

Chairman Campbell presented Resolution #2 memorializing the decision for the Area Variance at 146 Lighthouse Drive.

Scott Campbell made motion to approve Resolution #2 memorializing the decision for the Area Variance at 146 Lighthouse Drive. Joseph Gavner seconded the motion to approve Resolution #2 memorializing the decision for the Area Variance at 146 Lighthouse Drive. Roll call: Scott Campbell – Yes, Ed Quirk– Yes, Mary Frank– Yes, Joe Gavner - Yes, Sam Fisco- Absent. The motion carried.

Scott Campbell presented the application by Jeromy Ellenbogen Saugerties Brewery for a lot line revision at 32 Partition Street.

Jeremy Ellenbogen explained that he is requesting the lot line revision to separate the church property from the house next door, parsonage. They are under contract with Mr. Fitzgerald to purchase the portion of the neighboring property to fulfill the entrance and parking spot requirements for the brewery project. The portion of the property requiring the variance is 2.75ft wide and 120ft long along the driveway. This lot line revision would allow for one way circular traffic flow with the entrance at the driveway and through the parking lot to the exit near the church. There would be no parking on the shared driveway and would eliminate additional curb cuts.

The Planning Board had approved a lot line revision in 2006 that separated the church property from the rectory. This current request would only effect the lot line along the driveway on the south side of the property.

Eyal Saad and Ben Neidl discussed side yard setback requirements. The property is in the R3 zoning district which requires the front yard to be 60ft wide. The side yard setbacks are required to be a minimum of 5ft with

a total of 15ft. The property is already noncompliant with the front yard at 31.6ft wide. The property would be required to have 2 parking spots. The steps on the side of the house would be right on the new line.

Jeremy Ellenbogen stated that the property owners currently park in the driveway but have the space in the back of the property to make the required 2 parking spaces.

Eyal Saad stated that a new plan needs to be submitted that indicates where the parking spaces for the property owners would be. Each parking space is required to be 9x20 and must be a paved or dust free surface.

Ben Neidl added that the application would have to be amended to include the property owner. Mr. Fitzgerald's property would be affected with this revision and he needs to understand and support the change. An easement would be required for the shared driveway. Also, the exact amount of the variance requested for the side and front yard needs to be indicated on the plan and application. The updated application will be sent the Ulster County Planning Board for their review and recommendations. The Village Planning Board will complete the paperwork to be the sole lead agency for SEQR. A Public Hearing for this application is required.

Scott Campbell made motion to schedule a Public Hearing for the Lot Line Revision application by Jeremy Ellenbogen for 32 Partition Street for August 25, 2020 at 7:00pm. Ed Quirk seconded the motion to schedule a Public Hearing for the Lot Line Revision application by Jeremy Ellenbogen for 32 Partition Street for August 25, 2020 at 7:00pm. The motion carried unanimously.

Ed Quirk made motion to adjourn the Zoning Board Meeting of July 28, 2020. Joseph Gavner seconded the motion to adjourn the Zoning Board meeting of July 28, 2020 at 7:40 pm. The motion carried unanimously.

The next scheduled Zoning Board Meeting will be August 25, 2020 at 7:00pm.

Respectfully submitted,
Lisa Mayone
Village Clerk
7/29/2020