



VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
SAUGERTIES, N.Y. 12477  
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**Zoning Board of Appeals  
Meeting Minutes  
August 22, 2023**

**Present:** Board Members: Scott Campbell, Ed Quirk, Joe Gavner, Sam Fisco others Ben Neidl, Eyal Saad  
**Absent:** Mary Frank, Allan Kessler

Scott Campbell opened the Zoning Board Meeting at 7PM

Public Hearing

Gary Bennett – 12 Jane Street application area variance – There were no residents to speak at the Public Hearing.

Tommaso Nardone – 76 Dock - side yard area variance - There were no residents to speak at the Public Hearing.

Regular Session

**Scott Campbell presented the minutes from the July 25, 2023, Zoning Board Meeting. Joe Gavner made a motion to accept the minutes of the July 25, 2023, Zoning Board meeting. Ed Quirk seconded the motion to accept the minutes of the July 25, 2023, Zoning Board meeting. All in favor. The motion carried unanimously.**

**Gary Bennett – 12 Jane Street application** – Zone district R2, 5 feet on the other side has to be 10 feet. One side variance from the 5 feet one side. 6ft 8 and ½, the other side would be 10 and 1/8 inches. You cannot increase the variance. Existing house, it's a nonconforming lot. County had no issues.

**Scott Campbell presented the closing of Public Hearing for Gary Bennett 12 Jane Street. Ed Quirk seconded the motion to close the Public Hearing for Gary Bennett 12 Jane Street. All in favor. The motion carried unanimously.**

Voting for the variance:

- Sam Fisco – yes
- Ed Quirk – yes
- Joe Gavner – yes
- Scott Campbell - yes

1. whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

All - No

2. whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

All - No

3. whether the requested area variance is substantial.

All - No

4. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

All - No

5. whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

All yes

Resolution will be written for next meeting for record on file.

**Tommaso Nardone – 76 Dock - side yard area variance –**

**Ed Quirk made a motion to close a Public Hearing for 76 Dock Street at the next Zoning Board Meeting 8/22/2023. Scott Campbell seconded the motion to set a Public Hearing for 76 Dock Street at the next Zoning Board meeting. All in favor. The motion carried unanimously.**

What is the current front side set back, should be 20 ft. 4 ft existing, seeking 16 ft variance. Can't increase a non-conforming use without a variance.

1. whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

All - No

2. whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

All - No

3. whether the requested area variance is substantial.

All - No

4. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

All - No

5. whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.

All yes

Voting for the variance:

Sam Fisco – yes

Ed Quirk – yes

Joe Gavner – yes

Scott Campbell – yes

Resolution will be written for next meeting for record on file.

**James Whitaker – 17 Myer Lane** – Area variance request, provided pictures and a hand made drawing of existing above the ground pool, the house and garage. Requesting a variance for the front yard. Front of the pool, with parallel with the house, the pool would be in the front yard. Front yard variance for a second structure, above the ground is a temporary structure. Pool is 39 ft X 28 ft.

Requesting a site plan for the pool on the property at 17 Myer Lane, single family home, type 2.

**Scott Campbell made a motion to set a Public Hearing for 17 Myer Lane for September 26, 2023. Ed Quirk seconded the motion to set a Public Hearing for 17 Myer Lane for September 26, 2023. All in Favor. The motion carried unanimously.**

Set a Public Hearing – for September 26, 2023, more than 500 ft from State road.

**Scott Campbell made a motion to adjourn the Zoning Board Meeting of August 22, 2023. Ed Quirk seconded the motion to adjourn the Zoning Board meeting of August 22, 2023. All in favor. The motion carried unanimously.**

Next Zoning Board Meeting September 26, 2023 @ 7:00PM

Peggy Melville

Village Clerk August 31, 2023