



VILLAGE OF SAUGERTIES
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Zoning Board of Appeals Meeting Minutes April 22, 2025

Present: Board Members: Scott Campbell, Mary Frank, Joe Gavner, Alan Kessler, Ed Quirk

Absent:

Others: Eyal Saad, Ben Neidl

Scott Campbell opened the Zoning Board Meeting at 7:00PM

PUBLIC HEARING

20 Mill Lane

Area Variance

Neighbors Joe Beidl came to support the shed that the Johnsen's are requesting for an area variance..

Allison Johnsen asking for 2 variances, to put a shed on the side of the home. Discussion with Scott Campbell to understand, the back yard would not require a variance, applicant does not want the shed in the back yard.

Ben Neidl read the five factors:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting of the area variance;
All stated 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;
Yes
3. Whether the requested area variance is substantial; Ben discussed quantitative and proportional, the variance.
The neighbor stated there is a fence, Mary stated it isn't fatal decision. The applicant stated that it's not a permanent structure, Ed stated it's not permanent structure do they even need an area variance? Scott also agreed, and there was a discussion.
Yes
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 stated 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 variance.
Yes

Ben stated Village Code 210-8 definition of a side yard is defined as an open unoccupied space between the building and the sideline of the lot, extending front yard to the rear yard. The building is the house or is it the shed. Building definition is any structure which is permanently fixed to the land, one or more floors, roof. No foundation, applicant answered no. Eyal is the interpreter of the code. Discussion went on until Eyal arrived, confirmed he was on his way to the meeting. Ben explained to Eyal about the applicant needing an area variance, if it's not permanent. The definition of permanently affixed, is it portable, is it on wheels, can it be moved in a day, not moving it's permanently.

Ben said guideposts to the overall to benefit the applicant or detriment to the community.

Scott Campbell made the motion to close the Public Hearing for 20 Mill Lane, Joe Gavner second the motion to close the Public Hearing for 20 Mill Lane. All in favor, the motion carried.

Scott Campbell asked the board if they were ready to vote on approving the application for 20 Mill Lane:

Alan Kessler – Y
Mary Frank - Y
Joe Gavner – Y
Ed Quirk – Y
Scott Campbell – N

Y - 4
N – 1

The application for 20 Mill Lane was approved by a 4 / 1 vote.

Ben Neidl will write up Resolution 2 for 20 Mill Lane for next month's meeting, May 27, 2025.

Regular Session

Mary Frank made a motion to accept the minutes of the March 25, 2025, Zoning Board meeting. Joe Gavner seconded the motion to accept the minutes of the March 25, 2025, Zoning Board meeting. All in favor, the motion carried.

3 Cantine's Island

Handicap Ramp

Scott Campbell asked the applicant to state what they are seeking from the Zoning Board.

Sarah Leshar is requesting a handicap ramp to get in out of her home. Sarah went into the history of Cantine Island. Eyal state as a builder inspector for the Village of Saugerties, the guidelines Sarah was referencing were for commercial, Sarah lives in a residential. Eyal stated if you need a ramp to assist you to get in and out of her home, there are no ADA compliance for residential. Eyal said there was a lot of information on the map, where is the house? the neighbor, where is the ramp going? The ramp will be made out of wood. The property line, ramp distance is 22 inches. The Zoning district PW Zone, following for R2. Eyal reviewed the maps that were supplied, to identify where the variance is needed.

Ben Neidl asked if this was within 500 ft, it does not need to go to Ulster County Planning Board. This is a type II action, exempt from SEQRA. A public hearing is needed for May 27, 2025.

Ed Quirk makes the motion to set a Public Hearing for 3 Cantine's Island application for handicap ramp, Alan Kessler seconds the motion to set a Public Hearing for 3 Cantine's Island application for handicap ramp. All in favor, the motion carried.

Scott Campbell asked for less detail on the map, to show the distance of the ramp and property line.

Scott Campbell makes a motion that this application for 3 Cantine's Island is a type II SEQRA. Joe Gavner seconded the motion that this application for 3 Cantine's Island is a type II SEQRA. All in favor, motion carried.

Alan Kessler made a motion to adjourn the Zoning Board Meeting of March 25, 2025. Joe Gavner seconded the motion to adjourn the Zoning Board meeting of March 25, 2025. All in favor. The motion carried unanimously.

Next Zoning Board Meeting May 27, 2025 @ 7:00PM

Peggy Melville

Village Clerk May 2, 2025