



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
PHONE: 845-246-2321 FAX: 845-246-0887

Zoning Board of Appeals Meeting Minutes May 26, 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, Joe Gavner, Ed Quirk, Mary Frank, Sam Fisco
Benjamin Neidl, Building Inspector/Code Enforcer: Eyal Saad, Applicant: Dave Minch

Chairman Campbell made a motion to accept the minutes of the January 28, 2020 Zoning Board meeting as presented. Joe Gavner seconded the motion to accept the minutes of the January 28, 2020 Zoning Board meeting as presented. The motion carried unanimously.

Chairman Campbell presented Resolution #1 memorializing the findings for the granting of an area variance at 48 Post Street.

Sam Fisco made a motion to accept Resolution #1 memorializing the findings for the granting of an area variance at 48 Post Street. Mary Frank seconded the motion to accept Resolution #1 memorializing the findings for the granting of an area variance at 48 Post Street. Roll call of 5 members resulted in 5 yes votes. The motion carried unanimously.

Chairman Campbell presented the application for an Area Variance for 146 Lighthouse Drive.

Dave Minch is representing the property owner of 146 Lighthouse Drive, Robin Goss. Mr. Minch read the address he had provided to the Board regarding the property. (see attached) The property is in the R1 district and is 40' wide. The narrow lot is typical of the neighborhood. The current code for lot width is 75'. A 12x11.5 ft. structure was placed in the side yard 3.7ft from the property line. The code requires the setback from the property line to be 6ft, which makes the structure 2.5ft over the allowed setback. Mr. Minch stated that the location of the structure is the only space available to avoid the septic system in the front and the waterfront in the rear that tends to flood. He addressed the 5 criteria for zoning stating that

- there is not a more reasonable alternative
- there are similar structures in the neighborhood and his neighbor supplied a letter stating that he was fine with the building in its current location.
- it was not self-created because the house and septic were pre-existing, leaving it the only possible location.
- it is the least possible variance to allow the structure.

Mr. Minch stated it is a yoga studio/reading room. It is not heated or wired for electric. There is a chimney because there had been a wood stove previously.

Eyal Saad stated that Code 210-44 for side yard setbacks that applies to 5000sq ft. or more properties, states 8ft set back on each side yard and 25ft per front and back. So it would change the measurement over the set back to 4.5ft instead of the 2.5ft as Mr. Minch is applying for. The building was moved to the current location

last December. A discussion of the septic regarding the setbacks and location. The house on the property is currently a rental which will be there primary residence upon Mr. Minch's retirement. Sam Fisco asked as why was the building moved and no one informed? Mr. Minch stated that he should have notified someone.

Ben Neidel stated that the application is a Type 2 SEQR action and a SEQR part 2 is not required. The application will have to be forwarded to Ulster County Planning Board for their review based on being 500 ft. from a stream.

Sam Fisco made motion to set a Public Hearing for 146 Lighthouse Drive Area Variance for June 24, 2020. Joseph Gavner seconded the motion to set a Public Hearing for 146 Lighthouse Drive Area Variance for June 24, 2020. The motion carried unanimously.

Scott Campbell made motion to adjourn the Zoning Board Meeting of May 26, 2020. Sam Fisco seconded the motion to adjourn the Zoning Board meeting of May 26, 2020 at 7:29 pm. The motion carried unanimously.

The next scheduled Zoning Board Meeting and Public Hearing will be June 24, 2020 at 7:00pm.

Respectfully submitted,
Lisa Mayone
Village Clerk
5/29/2020