



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

Zoning Board of Appeals
Meeting Minutes
June 27, 2023

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

Scott Campbell opened the Zoning Board Meeting at 7PM

Public Hearing

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

Scott Campbell made a motion to keep the Public Hearing open for Gary Bennett 12 Jane Street till August 22, 2023. Sam Fisco seconded the motion to keep the Public Hearing open for Gary Bennett 12 Jane Street till August 22, 2023. All in favor. The motion carried unanimously.

Regular Session

Scott Campbell presented the minutes from the June 27, 2023, Zoning Board meeting.

Ed Quirk made a motion to accept the minutes of the June 27, 2023, Zoning Board meeting. Joe Gavner seconded the motion to accept the minutes of the June 27, 2023, Zoning Board meeting. All in favor. The motion carried unanimously.

Gary Bennett – 12 Jane Street application - Scott Campbell asked the applicant for an update. The response was for they are waiting on the response from NYS or the County. Gary Bennett asked about the timeframe to hear back from Ulster County Planning Board. Ben Neidl explained State Law does not allow the Zoning Board to approve a special permit unless they have received comment from the Ulster County Planning Board or the thirty-day window has passed, neither of those two have happened.

Scott confirmed that the Zoning Board received the larger set of prints as requested by the Zoning Board.

Ben Neidl also asked for clarification on the request of the application which Zoning district R2 or R3 as both are noted on the application. The setbacks R3 – side yard set back 20 ft each side, total of 40 ft. Foot note C 1 – 2 family homes will comply with the R2 Zone, 5ft each side total of 10 ft. This location is in the R2 Zone. So, 12 Jane Street is in the R2 Zone setback.

Ben stated the Resolution must state the requirement of special use. Side yard variance, non-conforming lot so need to show. Ben also required setbacks; actual setbacks need to be corrected on the plans.

Tommaso Nardone – 76 Dock - side yard area variance – Applicant stated they have been given a conditional permit for improvements to their home, aging home. There is western appendage of the house that is sitting on field stone and the foundation is failing. New foundation and to enlarge the western appendage. We are in conformance with all the yard requirements. We are an existing nonconforming on Dock Street, the R2 district

is requesting a 20ft set back most homes on that street do not have that. Request slight expansion, side yard is 5ft and nothing changing. Seeking 11 ft on the westerly side. Front yard – existing 9 ft. Narrowest end is 4 ft and widest is 9 ft and want to maintain the 9 ft. There no other nonconforming conditions. Type II SEQRA, it is not within 500 ft of State Road or County Road, no county referral. Public Hearing to be set for next month Aug 22, 2023. Scott Campbell requested to show what it's going to be on the setbacks, a bit larger size to review.

Scott Campbell made a motion to set a Public Hearing for 76 Dock Street at the next Zoning Board Meeting 8/22/2023. Allan Kessler 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.

Resolution # 3 – Albert & Lorraine Riozzi 54 Montgomery Street

Ed Quirk made a motion to accept Resolution # 3 for Albert and Lorraine Riozzi 54 Montgomery Street. Joe Gavner seconded the motion to adjourn the Zoning Board meeting of July 25, 2023. All in favor. The motion carried unanimously.

Resolution # 4 – Phil Magee 94 Washington Avenue

Scott Campbell made a motion to accept Resolution # 4 for Phil Magee 94 Washington Ave. Sam Fisco seconded the motion to accept Resolution # 4 for Phil Magee 94 Washington Ave. All in favor. The motion carried unanimously.

Allan Kessler made a motion to adjourn the Zoning Board Meeting of July 25, 2023. Ed Quirk seconded the motion to adjourn the Zoning Board meeting of July 25, 2023. All in favor. The motion carried unanimously.

Next Zoning Board Meeting August 22, 2023 @ 7:00PM

Peggy Melville
Village Clerk July 27, 2023