



VILLAGE OF SAUGERTIES
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Zoning Board of Appeals Meeting Minutes May 25, 2021

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, Sam Fisco, Attorney Ben Neidl
Bldg. Insp. Eyal Saad, Daniel Payne, Mike Helfer.

Public Hearing Area Variance 39 Finger Street

There were no callers from the public on the Webex call to discuss the 39 Finger Street area variance application.

Regular Meeting

Chairman Campbell opened the regular meeting of the Zoning Board at 7:10pm.

Sam Fisco made a motion to accept the minutes of the April 27, 2021 Zoning Board meeting as presented. Ed Quirk seconded the motion to accept the minutes of the April 27, 2021 Zoning Board meeting as presented. The motion carried unanimously.

Daniel Payne/Michael Helfer 39 Finger Street Area Variance

Michael Helfer, architect with the Beckwith Group, had emailed the final site plan and the front, northwest and south views of the completed project to the ZBA members for review.

Scott Campbell asked whether the addition could be made on the opposite side of the house to eliminate the need for a variance.

Mr. Helfer explained that the plans do not show the opposite side of the house setbacks but the house is very close to the property line. The required setback is 25 feet and the addition would leave a 19.5 setback on the Williams Street side. The variance is to allow for the 5.5ft difference.

The addition would be extending the garage in the front and adding a mud room, laundry room and bathroom in the rear of the addition, all connecting to the main house.

Ben Neidl stated that the Board is required to consider the area variance criteria to make a determination.

The Board reviewed the five factors to be considered.

- 1- *Whether an undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of the area variance;*
- 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;*
- 3- *Whether the requested are variance is substantial;*
- 4- *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and*

- 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.*

The Board discussed and responded NO to numbers 1-4 of the criteria. **Eyal Saad** discussed criteria 5, stating that need for the variance is self-created. Since the Zoning laws have been in place since the original house was built, the need for the variance to include a new addition would be self-created. It does not stop the variance from being approved.

The application is type 2 for SEQR, so there are no other interested parties to be considered.

Scott Campbell made a motion to close the Public Hearing for the 39 Finger Street Area Variance application. Sam Fisco seconded the motion to close the Public Hearing for the 39 Finger Street Area Variance application. The motion carried unanimously.

Scott Campbell made a motion to approve the five- and half-foot area variance for 39 Finger Street application. Sam Fisco seconded the motion to approve the five- and half-foot area variance for 39 Finger Street application. A roll call of the ZBA members was yes to all present. The motion carried unanimously.

Attorney Ben Neidl will draft the approval resolution for the 39 Finger Street area variance at the June 22nd meeting.

Scott Campbell made a motion to adjourn the Zoning Board Meeting of May 25, 2021. Sam Fisco seconded the motion to adjourn the Zoning Board meeting of May 25, 2021 at 7:28 pm. The motion carried unanimously.

The next scheduled Zoning Board Meeting will be June 22, 2021 at 7:00pm.

**Respectfully submitted,
Lisa Mayone
Village Clerk
05/27/2021**