



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
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Zoning Board of Appeals
Meeting Minutes
January 24, 2023

Present: Board Members: Scott Campbell, Mary Frank, Joe Gavner, Ed Quirk
Attorney Ben Neidl by phone, Absent: Eyal Saad Others: Scott Roeber, Michael and Linda Krouse

Chairman Scott Campbell opened the Zoning Board Meeting at 7PM

Chairman Scott Campbell presented the minutes from the November 22, 2022 Zoning Board meeting. Ed Quirk made a motion to accept the minutes of the November 22, 2022 Zoning Board meeting. Joe Gavner seconded the motion to accept the minutes of the November 22, 2022, Zoning Board meeting. The motion carried unanimously.

105-107 Partition Street LLC, Area Variance

Scott Roeber addressed the Board with significant changes to the original plans that were originally submitted. The parking study that was going to be submitted from the last Zoning Board Meeting in November, will not be submitted. The parking spaces now are no longer being required with the new proposed building is now attached to the current building and will have first floor office space. The first-floor apartment has been removed from the plan and will be leased as small office space, no demand of parking on the weekends. Three apartments in existing, with the four with proposed. Total of seven units. Zoning Board requested an official letter with the new changes that were discussed at tonight's meeting addressing the revised plan.

105-107 Partition Street LLC, Area Variance

Ben Neid I discussed the options for submitting Resolution with the conditions discussed. Ben Neidl and Scott Roeber will set up the Resolution.

Chairman Scott Campbell made the motion to present the Resolution for approval with conditions at the next Zoning Board meeting February 28, 2023 @ 7:00pm

The board reviewed and discussed the 5 factors to be considered for the area 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; 4 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; 4 No*
3. *whether the requested area variance is substantial; 4 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 4 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. 4 Yes*

Chairman Scott Campbell made a motion to approve Ben Neidl and Scott Roeber to write the Resolution for the for 105-107 Partition Street LLC area variance,

Vote was taken by Zoning Board Members:

Mary Frank – Yes

Ed Quirk – Yes

Joe Gavner – Yes

Chairman Scott Campbell- Yes, the motion carried unanimously.

16 McDonald Street – Application for Variance to Zoning Law

Scott Roeber addressed the Board with the application for variance to Zoning Law. The plans are to convert from a one family home to a two-family home, one studio apartment and one bedroom apartment. The Zoning Law calls for road frontage, the requirement of three parking spaces front yard setback. Allow two parking spaces in front yard and one parking in the back.

Plans to be submitted to Ulster County Planning Board, 30 days prior to the next Zoning Board meeting; February 28th @ 7:00PM.

Public Hearing to be set for February 28th @ 7:00pm

Joe Gavner made a motion to adjourn the Zoning Board Meeting of January 24,2023. Mary Frank seconded the motion to adjourn the Zoning Board meeting of January 24,2023 at 7:26pm. The motion carried unanimously.

The next scheduled Zoning Board Meeting will be February 28, at 7:00pm.

Peggy Melville

Village Clerk January 25, 2023