



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

**Zoning Board of Appeals  
Meeting Minutes  
April 23, 2024**

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

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

Public Hearing

**166 – Ulster Avenue** Area Variance – no one showed up for the Public Hearing

**Scott Campbell made a motion to keep the Public Hearing open for 166 Ulster Avenue. Allan Kessler seconded the motion to keep the Public Hearing open for 166 Ulster Avenue. All in favor, the motion passed unanimously.**

Regular Session

**Scott Campbell presented the minutes from the March 26, 2024, Zoning Board Meeting. Ed Quirk made a motion to accept the minutes of the March 26, 2024, Zoning Board meeting. Joe Gavner seconded the motion to accept the minutes of the March 26, 2024, Zoning Board meeting. All in favor, the motion carried.**

**166 – Ulster Avenue** Bob Siracusano spoke about the design of two more bays for working on electric cars. The design of what area variance of 8 ft and 6 inches. The requirement for the area variance is to have the buildings in alignment and doing without the area variance would create a tighter fit and an issue with snow plowing the back lot.

The Planning Board will be lead agency, this application has gone to the Planning Board.

Scott Campbell read through the Factors to be considered:

- 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**

Allan – No  
Mary -No  
Joe – No  
Ed – No  
Scott - 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**

Allan – No  
Mary -No  
Joe – No  
Ed – No

Scott – No

**3. Whether the requested area variance is substantial**

Allan – No

Mary -No

Joe – No

Ed – No

Scott - 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**

Allan – No

Mary -No

Joe – No

Ed – No

Scott - 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.**

Allan – Yes

Mary - Yes

Joe – Yes

Ed – Yes

Scott – Yes

**Ed Quirk made the motion to close the Public Hearing for 166 Ulster Avenue. Joe Gavner seconded the motion to close the Public Hearing for 166 Ulster Avenue. All in favor. Motion carried.**

**Granting the area variance, vote**

**Mary – Yes**

**Allan – Yes**

**Joe – Yes**

**Ed – Yes**

**Scott - Yes**

**John Hartz – discussion on the 163 Ulster Avenue**, Nolan Engineering. Fact finding mission for building a new animal hospital while maintaining the current building while operating. Setbacks were discussed, they do not have an application. The co - location of a construction of a building and maintain a business operation. The discussion isn't for the Zoning Board to decide. John was asked if he already had a discussion with the building inspector, he said about a year ago the discussion of the setbacks.

The existing building is nonconforming, would the new building have to conforming use? The current is in a the B1 district. Would you need a use variance and an area variance? Reviewed the permitted use for the district, for the Animal Hospital. Scott also read through the burden of proof for the use variance.

**Ed Quirk made a motion to adjourn the Zoning Board Meeting of April 23, 2024. Allan Kessler seconded the motion to adjourn the Zoning Board meeting of April 23, 2024. All in favor. The motion carried unanimously.**

Next Zoning Board Meeting May 22, 2024

Peggy Melville

Village Clerk April 25, 2024