



VILLAGE OF SAUGERTIES
43 PARTITION STREET
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Zoning Board of Appeals Meeting Minutes September 24, 2019

Present: Board Members Scott Campbell, Joe Gavner, Ed Quirk, Mary Frank, Liaison Jeff Helmuth
Building Inspector/Code Enforcer Eyal Saad, Others: Bryan Clapper, Tom Clapper

Chairman Campbell called the meeting to order at 7:00pm.

Chairman Campbell presented minutes of the April 23, 2019 Zoning Board meeting. Ed Quirk made a motion to accept the minutes of the April 23, 2019 Zoning Board meeting as presented. Mary Frank seconded the motion to accept the minutes of the April 23, 2019 Zoning Board meeting as presented. The motion carried unanimously.

Chairman Campbell presented the application for an Area Variance for 32 Partition Street, Bryan Clapper. The applicants were directed by the Planning Board to apply for a variance from the Zoning Board for the lack of off street parking before following through with their Special Use application.

Bryan Clapper explained his plans for the property at 32 Partition Street. The building is currently a Church with a school. The intent is to convert the 20,000sf building into 10,000sf of professional office space and 10,000sf of common space. The building is in the R3 zone and based on the size of the building, 40 parking spaces are required. There is no land available to create 40 parking spaces. Two site plans were presented with two different parking options. One site plan included 5 pull-in parking spaces that utilized the front lawn area, making accommodations for the fire hydrant and telephone pole. The second site plan included 6 diagonal parking spaces that utilized the front lawn area, making accommodations for the fire hydrant and telephone pole. Both of the site plans included 1 ADA compliant parking space. There is no available space from any of the neighboring properties.

Bryan Clapper is in the process of buying the building and the sale is contingent on receiving an approval of the variance for the parking. A Letter of Agent is being obtained from the property owner.

Mary Frank questioned whether or not the on street parking spaces could be taken away to create the off street parking. Bryan Clapper stated that he had considered the loss of the street parking and had agreed with the Mayor that the spaces he created in front of the building would be available to the public for parking after business hours and weekends. Eyal Saad stated that the on street parking are not metered and are not available for parking during the December 15 – March 15 snow ban. According to the code, the applicant is only required to create off street parking not on street parking. It has happened in other projects in the Village such as the Library adding their parking lot on Division Street and eliminated the on street parking. Tom Clapper was concerned with the safety issue of the parking spaces being pull-in and the cars having to back out into Partition Street. Is it worth the safety to have the on street parking remain as opposed to the off street parking and only gaining 2 parking spaces. On and off street parking including ADA complaint spaces in the area were discussed.

Eyal Saad reviewed the parking plan and suggested a few changes to include one or two more spaces.

The application is required to be forwarded to the Ulster County Planning Board for their review because it is within 500 feet of a state highway. The Village Zoning Board will be the lead agent for SEQR.

Scott Campbell made a motion to authorize the Village Clerk to circulate a notice of intention to serve as lead SEQR agency, to agencies recommended by the Village Attorney. Mary Frank seconded the motion to authorize the Village Clerk to circulate a notice of intention to serve as lead SEQR agency, to agencies recommended by the Village Attorney.

A Public Hearing will be scheduled for November at the October 22 meeting. This timing will allow all agencies the required 30 days to review the application and respond.

Chairman Campbell reviewed the 5 considerations required for an Area Variance.

- 1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties*
- 2. Whether the benefit sought by the applicant can be achieved by some method*
- 3. Whether the requested area variance is substantial*
- 4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood*
- 5. Whether the alleged difficulty was self-created*

Bryan Clapper will revise the site plan to reflect the exact number of parking spaces he is creating and email to the information to the Village Clerk and Eyal Saad.

Mary Frank made motion to close the Zoning Board Meeting of September 24, 2019. Joe Gavner seconded the motion to close the Zoning Board meeting April 23 at 7:50 pm.

The next scheduled Zoning Board Meeting will be October 22 at 7:00pm.

Respectfully submitted,
Lisa Mayone
Village Clerk
9/27/19