



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

**Zoning Board of Appeals  
Meeting Minutes  
September 24, 2024**

**Present:** Board Members: Scott Campbell, Mary Frank, Ed Quirk, Joe Gavner, Allen Kessler

**Absent:**

**Others:** Eyal Saad, Ben Neidl, Joe Mihm

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

Public Hearing

**63 Elm Street** -

Area Variance

No one showed up for the Public Hearing

Regular Session

Scott Campbell presented the minutes from the August 27, 2024, Zoning Board Meeting. Ed Quirk made a motion to accept the minutes of the August 27, 2024, Zoning Board meeting. Joe Gavner seconded the motion to accept the minutes of the August 27, 2024, Zoning Board meeting. All in favor, the motion carried.

**63 Elm Street** - Any further discussion on 63 Elm Street. See attached, Ben read the 5 Criteria on variance requested.

Scott Campbell made the motion to close the Public Hearing for 63 Elm Street. Mary Frank seconded the motion to close the Public Hearing for 63 Elm Street. All in favor, the motion carried.

Area Variance factors to be considered, Ben read the below questions:

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  
All responded 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.  
All responded No
3. Whether the requested area variance is substantial  
All responded 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  
All responded 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.

All responded Yes

**Roll Call for the Approval for 63 Elm Street area variance**

**Scott Campbell Yes**

**Joe Gavner Yes**

**Ed Quirk Yes**

**Mary Frank Yes**

**Allen Kessler Yes**

**32 Hill Street** – Joe Mihm speaking on behalf of J Mullen and Sons, for the 32 Hill Street. Last month, the request to have reduce the variances amounts. We pushed the front of the building property lines up to the asphalt. The side yard variance, moved it out on unit 11 to have the 10 ft. We updated the Zoning table, the before and the after. Mike Moriello sent the write up for the area variances. Table on the top was the original, table in the middle is the revised, the bottom table is the difference between the two. See table is attached.

**Mary Frank made the motion to set the Public Hearing for 32 Hill Street for October 22, 2024, Ed Quirk seconded the motion to set the Public Hearing for 32 Hill Street for October 22, 2024. All in favor, the motion carried.**

Ben Neidl will write the resolution for next month's meeting.

**Ed Quirk made a motion to adjourn the Zoning Board Meeting of September 24, 2024. Joe Gavner seconded the motion to adjourn the Zoning Board meeting of September 24, 2024. All in favor. The motion carried unanimously.**

Next Zoning Board Meeting October 22, 2024

Peggy Melville

Village Clerk September 26, 2024

**Landing at Esopus Icehouse**

**Zoning Variance Request**

**Reference: Village of Saugerties, Chapter 210, Zoning, § 210-13B  
Schedule of Area and Bulk Regulations**

District	Minimum Lot Size		Minimum Yard Dimension				Maximum Lot Coverage (%)	Maximum Building Height	
			Front (ft.)	Each Side (ft)		Rear (ft.)		Stories	Feet
	Area (sq. ft.)	Width (ft.)		Each	Total				
R-2	6,000	60	20	5	15	25	35%	2 1/2	35

**Original August 15, 2024 Variance Request:**

<u>Requested Variance Quantity:</u>									
---	4,239	38	17	End Units Only Per 210-27.B	10	15	18%	0	0
<u>Net Area and Bulk Quantities Requested:</u>									
---	1,761	22	3	Unit #1 - 5 Unit #11 - 0	5	10	53%	2 1/2	35

**Revised Variance Request after the August 27, 2024 ZBA meeting:**

<u>Requested Variance Quantity:</u>									
---	4,039	38	14	End Units Only Per 210-27.B	0	15	10.5%	0	0
<u>Net Area and Bulk Quantities Requested:</u>									
---	1,960	22	6	Unit #1 - 5 Unit #11 - 10	15	10	45.5%	2 1/2	35

**Reduction in Variance Amounts Requested**  
(difference between August 15<sup>th</sup> and August 27<sup>th</sup> requests)

District	Minimum Lot Size		Minimum Yard Dimension				Maximum Lot Coverage (%)	Maximum Building Height	
			Front (ft.)	Each Side (ft)		Rear (ft.)		Stories	Feet
	Area (sq. ft.)	Width (ft.)		Each	Total				
R-2	-200	0	-3	-	-10	0	-7.5%	NR	NR

NR – no variance requested



VILLAGE OF SAUGERTIES  
VILLAGE ZONING BOARD

PUBLIC HEARING  
63 ELM STREET

SIGN IN SHEET

Meeting Date: September 24, 2024 Facilitator: Scott Campbell

63 Elm Street\_Shea Lord-Farmer Variance (setback)

Name	Address
No	One
	showed