



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
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Zoning Board of Appeals
Meeting Minutes
October 22, 2024

Present: Board Members: Scott Campbell, Mary Frank, Joe Gavner

Absent: Ed Quirk, Allen Kessler

Others: Eyal Saad, Ben Neidl, Joe Mihm, Mike Moriello

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

Public Hearing

32 Hill Street -

Area Variance

No one showed up for the Public Hearing

Scott Campbell made the motion to keep Public Hearing open for 32 Hill Street for November 26, 2024, Joe Gavner seconded the motion to keep Public Hearing open for 32 Hill Street for November 26, 2024. All in favor, the motion carried.

Regular Session

Scott Campbell presented the minutes from the September 24, 2024, Zoning Board Meeting. Joe Gavner made a motion to accept the minutes of the September 24, 2024, Zoning Board meeting. Scott Campbell seconded the motion to accept the minutes of the September 24, 2024, Zoning Board meeting. All in favor, the motion carried.

63 Elm Street -

Resolution #2

Resolution #2 Presented by Scott Campbell, seconded by Joe Gavner

Scott Campbell Y
Mark Frank Y
Joe Gavner Y

32 Hill Street – Joe Mihm speaking on behalf of J Mullen and Sons, for 32 Hill Street. Nothing new to report Summarized the quantities of variances for the Board. Discussion on the individual lot sizes, the width and the fact Esopus Creek cannot go any further, mention of the Zoning codes does not include Townhouses. Scott asked the Board if they understood what they were asking for, all agreed they do understand. Joe pointed out the map to review. Mary stated they did all for the work for the environmental review. Scott stated they reduced the amount of variances that were originally requested. This is a unique situation, they could not move forward with doing the rental, the timing to get the approval was over a year to allow to rent. Ben asked if there was

anything that need specifically to be written in the Resolution, members said no, mentioned that the Planning Board is the Lead Agency.

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 32 Hill Street area variance application.

Scott Campbell Yes

Joe Gavner Yes

Mary Frank Yes

Scott Campbell made the motion to approve the application for area variance for 32 Hill Street, Joe Gavner seconded the motion to approve the application for the area variance 32 Hill Street for. All in favor, the motion carried.

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

Scott Campbell made a motion to adjourn the Zoning Board Meeting of October 22, 2024. Joe Gavner seconded the motion to adjourn the Zoning Board meeting of October 22, 2024. All in favor. The motion carried unanimously.

Next Zoning Board Meeting November 26, 2024

Peggy Melville

Village Clerk October 23, 2024