



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
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Zoning Board of Appeals Meeting Minutes April 23, 2019

Present: Board Members Scott Campbell, Joe Gavner, Mary Frank, Sam Fisco, Ed Quirk, Building Inspector/Code Enforcer Eyal Saad, Attorney Ben Neidl Others : John Joseph

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

Chairman Campbell presented minutes of the March 26, 2019 Zoning Board meeting. Joe Gavner made a motion to accept the minutes of the March 26, 2019 Zoning Board meeting as presented. The motion to accept the minutes of the March 26, 2019 Zoning Board meeting as presented was seconded by Ed Quirk. The motion carried unanimously.

Chairman Campbell presented the Zoning Board Resolution #1, Memorializing Findings for the Granting of a Use Variance at 298 Ulster Avenue, Saugerties, NY. See attached.

The application for a use variance is granted, on the following conditions.

As and For a First Condition:

- (i) development of the portion of SBL #18.53-7-2 within the R-1 zoning district,
- (ii) in the configuration depicted in the Applicant's site plan revised as of April 1, 2019
- (iii) for the purposes of constructing and operating a retail store, and
- (iv) subject to the approval and/or modification of the Planning Board during special use permit and site plan review (see below).

As and For a Second Condition:

The use variance granted herein is conditional upon the Applicant obtaining special use permit and site plan approval from the Planning Board for the entire project. Inasmuch as the retail store use is a "special use" in the I-1 district, such approvals are needed from the Planning Board as a matter of law. As noted, the retail store building itself and most of its outdoor space will actually be situated in the I-1 portion of the Property, rather than the R-1 portion that is the subject of this variance. The Planning Board retains full jurisdiction to evaluate whether this is an appropriate site, overall, for the proposed special use, and site plan details.

Sam Fisco made a motion to approve and adopt Resolution #1 - Memorializing Findings for the Granting of a Use Variance at 298 Ulster Avenue. The motion to approve and adopt Resolution #1 - Memorializing Findings for the Granting of a Use Variance at 298 Ulster Avenue. A roll call of Board members resulted in 4 Yes and 1 No vote. The motion passed.

Scott Campbell made motion to close the Zoning Board Meeting of April 23. Joe Gavner seconded the motion to close the Zoning Board meeting April 23 at 7:07 pm.

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

Respectfully submitted,
Lisa Mayone
Village Clerk
4/24/19