



VILLAGE OF SAUGERTIES
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Zoning Board of Appeals
Meeting Minutes
December 22, 2020

Due to COVID19 pandemic and the Governor's Executive Order 202 regarding open meetings, this meeting was held via Webex. Connection information was broadcast online for residents to participate.

Present: Board Members: Scott Campbell, Mary Frank, Joe Gavner, Sam Fisco, Attorney Ben Neidl, Bldg. Insp. Eyal Saad, Applicant Dan Gelfand

Public Hearing

Chairman Campbell opened the Public Hearing for Dangel, Inc., 141 Ulster Avenue Use Variance at 7:00pm. There was no one on the Webex call to address the Zoning Board regarding the Dangel, Inc. Use Variance application.

Joe Gavner made a motion to have the Public Hearing for Dangel, Inc., 141 Ulster Avenue Use Variance remain open. Mary Frank seconded the motion to have the Public Hearing for Dangel, Inc., 141 Ulster Avenue Use Variance remain open. The motion carried unanimously.

Regular Meeting

Chairman Campbell opened the regular meeting of the Zoning Board at 7:10pm.

Mary Frank made a motion to accept the minutes of the November 24, 2020 Zoning Board meeting as presented. Sam Fisco seconded the motion to accept the minutes of the November 24, 2020 Zoning Board meeting as presented. The motion carried unanimously.

Dangel, Inc – 141 Ulster Avenue Use Variance

Scott Campbell presented the response from the Ulster County Planning Board for the use variance application for Dangel, 141 Ulster Avenue. The Ulster County Planning Board's recommendation was to have the applicant submit materials that would indicate how they meet the criteria for the Use Variance backed by competent financial evidence. The UCPB also suggested the applicant identify areas where first floor apartments should be allowed as a possible long-term solution for the revised edition of the Village and Town Comprehensive Plan. The property owner, Dan Gelfand stated that there have been no changes since he submitted his response to satisfy the four criteria of the Use Variance Standards.

Dan Gelfand, stated that it is a hardship since he has not been able to rent the commercial space. The business that had been renting the space was mandated to close due to COVID.

The space has not been rented for several months and there have been no inquiries from other businesses, only people looking for apartments.

Mary Frank stated that financial records would be needed for the ZBA to determine if a reasonable return can be realized. There were no financials submitted with the Mr. Gelfand's response.

The ZBA members discussed the length of time the property has not been rented. They agreed that several months was not long enough to warrant a Use Variance for the property.

If Mr. Gelfand wanted to consider a change in the zoning district, an application would have to be presented to the Village Board for a determination. Any change in the zoning rule would apply to the entire district and all properties within that district would have to comply.

Scott Campbell made a role call of the Zoning Board members for approval or denial

Mary Frank – deny, Joe Ganver – deny, Sam Fisco- deny, Scott Campbell – deny.

Mary Frank made a motion to deny the Dangel, Inc. Use Variance application. Joe Gavner seconded the motion to deny the Dangel, Inc. Use Variance application. The motion carried unanimously.

Mr. Gelfand thanked the Board members for their time.

Ben Neidl will prepare a resolution of denial for the Dangel, Inc. Use Variance application at the January 26th 2021 Zoning Board meeting.

Joe Gavner made a motion to close the Public Hearing for Dangel, Inc., 141 Ulster Avenue Use Variance application. Mary Frank seconded the motion to close the Public Hearing for Dangel, Inc., 141 Ulster Avenue Use Variance application. The motion carried unanimously.

Mary Frank made motion to adjourn the Zoning Board Meeting of December 22, 2020. Joe Gavner seconded the motion to adjourn the Zoning Board meeting of December 22, 2020 at 7:40pm. The motion carried unanimously.

The next scheduled Zoning Board Meeting will be January 26, 2021 at 7:00pm.

Respectfully submitted,

Lisa Mayone

Village Clerk

12/28/2020