



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

## Zoning Board of Appeals November 27, 2018 Public Hearing Minutes

**Present:** Scott Campbell, Joe Gavner, Ed Quirk, Mary Frank, Jeff Helmuth  
Building Inspector/Code Enforcer Eyal Saad, Benjamin Neidl

Others Present: Julie Gallagher, Dorothy Varner, Peter Varner, Susan Murphy, Mary Ellen Eardley, Mary Alice Leahy

**Chairman Campbell called the ZBA Public Hearing to order at 6:45pm.**

Julie Gallagher reviewed her application for a use variance. Her property is located in the PW (Planned Waterfront) zone near the Esopus Creek. Two family homes are not permitted. Her home was built with the intention of the finished basement being a guest area. She is seeking a variance for a two family dwelling with a rentable apartment. She is prepared to make structural changes to the space to meet required building codes for rentals.

She doesn't think the variance would set a precedent because her house is unique because it is considered part of the Cantine Island cohousing community and that her home is located in only one small area in the Village that is zoned PW. These two unique factors make it different than any area where someone would want to create an apartment in their home.

Susan Murphy, 5 Cantine Island Lane, President of the Cantine Island Homeowner's Association addressed the Board. She presented a letter from the HOA supporting Julie Gallagher's request to have a two-family dwelling. See attached letter.

Dorothy Varner, 1 Cantine Island Lane, spoke in support of the apartment. Being able to have a place for prospective homeowners to rent before buying a home in Cantine Island would be wonderful. It is valuable to have diversity in our community.

Peter Varner, 1 Cantine Island Lane, stated the 12 original houses on Cantine Island were built in 1997, some being multi-family and some other homes on Ann Street have joined the community. All the homes cannot be seen from the water, so being in the Waterfront zone seems irrelevant.

Mary Ellen Eardley, 9 Cantine Island Lane, spoke in support of the variance application. The additional income and more people are welcome in the community. She was wondering why the cluster housing is frowned upon? Eyal Saad stated that the zoning was established in 1985 and the PW zone was established to keep as much open space around the waterfront.

**A motion was made by Ed Quirk to close the Public Hearing of November 27<sup>th</sup> for the Gallagher application and seconded by Joe Gavner. The motion carried unanimously. The Public Hearing was closed at 6:54.**

Respectfully submitted,  
Lisa Mayone  
Village Clerk  
11/28/18