



VILLAGE OF SAUGERTIES
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Zoning Board of Appeals
Meeting Minutes
September 27, 2022

Present: Board Members: Scott Campbell, Mary Frank, Joe Gavner, Sam Fisco, Ed Quirk
Attorney Ben Neidl, Eyal Saad, Others: Eiant Bar, Dan Vissac, Scott Roeber, Frank Filiciotto,
Victoria and Kevin Martino

Chairman Scott Campbell opened the Zoning Board Public Hearing for **ED Build 774 LLC, 1 Clermont Lane, Area Variance** at 7:00 pm.

ED Build 774 LLC, 1 Clermont Lane, Area Variance

There was no one present at the Public Hearing that had questions or comments regarding this project.

Ed Quirk made a motion to close the Public Hearing for ED Build 774 LLC, 1 Clermont Lane area variance application. Sam Fisco seconded the motion to close the Public Hearing for ED Build 774 LLC, 1 Clermont Lane area variance application. The motion carried unanimously.

Chairman Scott Campbell presented the minutes from the August 23, 2022, Zoning Board meeting.

Sam Fisco made a motion to accept the minutes of the August 23, 2022, Zoning Board meeting. Joe Gavner seconded the motion to accept the minutes of the August 23, 2022, Zoning Board meeting.

The motion carried unanimously.

105-107 Partition Street LLC, Area Variance

Scott Roeber introduced Frank Filiciotto with Creighton Manning Engineering, who is conducting the traffic study. The traffic observations have been done but not prepared to be submitted tonight. The scope of the proposal has been revised to include three time periods, AM/Midday week, Noon/Midweek and Saturday Midday. Saturday evening traffic is less than Saturday midday. The parking demand on Saturday evening is at it's highest. The report will show the what the traffic and parking impact will be. So far, the data is showing that there is always at least one parking space in the lot to accommodate the variance that is being asked for.

The number of spaces is approximately 90. The municipal lot has 79 available spots. Some of the parking spaces around the lot are private spaces. The private spaces will be left out of the analysis. The report should be available two before the next Zoning meeting.

Scott Campbell made a motion to accept the scope of the Creighton Manning Eng. proposal for the traffic study to include weekday pm traffic and parking, weekday am traffic and parking, Saturday midday traffic and parking and Saturday evening parking only. Sam Fisco seconded the motion to accept the scope of the Creighton Manning Eng. proposal for the traffic study to include weekday pm traffic and parking, weekday am traffic and parking, Saturday midday traffic and parking and Saturday evening parking only.

The variances being sought are 1 parking space and 4foot variance on setbacks for both sides of the building. Snow removal will be discussed with the Planning Board.

ED Build 774 LLC, 1 Clermont Lane, Area Variance

Einat Bar gave an overview of the plans for 1 Clermont Lane. The plan proposes to build a 10'x25' deck with steps and relocate the main entrance from the Clermont Lane side of the building to the right side (east) of the building. The deck would be 5' from the road requiring a variance of 15'.

The five factors to be considered for an area variance were discussed. Factors #1-4 were considered No's and #5 was Yes.

Mary Frank made a motion to grant the 15ft area variance for ED Build 774 LLC, 1 Clermont Lane. Sam Fisco seconded the motion to grant the 15ft area variance for ED Build 774 LLC, 1 Clermont Lane area variance application for September 27th at 7:00pm. The motion carried unanimously.

Eyal Saad brought up an issue regarding the current code for lighted signs. The current code is vague and does not cover new lighting technology and LED lighting. The code 210-18 C2 states *“Standard methods of constant illumination shall be permitted on any sign provided that the illumination shall be concentrated upon the area of the sign so as to prevent direct glare upon the street or adjacent property”*.

Mary Frank stated that one of the goals of the Comprehensive Plan is to periodically review and update local regulations to keep up to date with the latest technologies.

Victoria Martino, owner of Mowers and More, is trying to replace her business sign that has been damaged. The sign was an illuminated sign, and she would like to replace it with an LED type sign. Victoria stated that she had been careful with timing of when her sign was on and wants to do what's best. The alternate available to the LED sign would not be good sign option for 2022. She agrees that the signs should be tightly regulated to avoid “LasVegas” style signs.

Eyal Saad agrees that the current code needs to be updated. Eyal will conduct research with neighboring municipalities to find out what updates have been made to their codes for illuminated signs.

Ed Quirk made a motion to adjourn the Zoning Board Meeting of September 27, 2022. Joe Gavner seconded the motion to adjourn the Zoning Board meeting of September 27, 2022, at 7:35pm. The motion carried unanimously.

The next scheduled Zoning Board Meeting will be October 25, 2022, at 7:00pm.

Lisa Mayone

Village Clerk September 28, 2022