



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
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Zoning Board of Appeals Meeting Minutes May 26, 2026

Present: Board Members: Scott Campbell, Mary Frank, Ed Quirk, Melanie Gardner

Absent: Alan Kessler

Others: Eyal Saad, Ben Neidl, Rich Snyder

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

PUBLIC HEARING

1 Overbaugh Street

No one showed up for the Public Hearing

Mary Frank made a motion to keep the Public Hearing open for 1 Overbaugh Street, Ed Quirk seconded the motion to keep the Public Hearing open for 1 Overbaugh Street. All in favor, motion carried

Regular Session

Melanie Gardner made a motion to accept the minutes of April 28, 2026, Zoning Board meeting. Ed Quirk seconded the motion to accept the minutes of April 28, 2026, Zoning Board meeting. Ed Quirk, Mary Frank, Melanie Gardner approved, Scott Campbell abstained, and the motion carried.

1 Overbaugh Street

Area Variance

During the discussion getting Scott up to speed with the application, Mary explained the applicant didn't want the back yard blocked, they could see their children at play. The lot is narrow. Ulster County Planning Board referral response was "No County Impact". Then proceeded with an Area Variance the Five Factors to be considered read by Ben Neidl

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 stated 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; discussion was Yes
3. Whether the requested area variance is substantial; - All stated 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 stated 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 stated Yes

Conversation had questions for the applicant, if there is another option, perhaps making a smaller garage, also requesting a drawing of the front of the property, both home and garage. Eyal explained that an accessory

building would have to 4 ft from the property line. Scott thought there was some other way of doing, discussion 2ft of the 5ft. What other option because the lot is so narrow. Eyal stated there is a triangle, could be a smaller building, but also would have to have noncombustible material side, no windows, no doors on the property lines side of the building, Eyal thought he told the applicant that. 1 car garage, car doors open 12 ft wide. It's long 34 ft. The standard is 12X24. Adding 516 sq ft upstairs. Ed wanted to keep it open as he has questions, Scott asked if there was a rendering by elevation to see what it would look like. Peggy to reach out to the applicant for a rendering of the front of the house and new proposed garage.

Ed Quirk made a motion to table discussion till next month (June 23, 2026) for 1 Overbaugh Street, Scott Campbell seconded the motion to table discussion till next month (June 23, 2026) for 1 Overbaugh Street. All in favor, motion carried.

121 Elm Street

Setback variance

Rich Synder, looking to put a shed on for storage, lawn motor, potting, gardening. Eyal stated that you cannot store lawn mower on wooden floor. Elm Street and Market Street, open lot on Market Street, house is on Elm Street, that would be the rear yard. Rich stated Eyal told him he had two front yards. Eyal is asking why the applicant is here, it has to be in the back street, Elm Street front yard, Market is the rear. Sheds, need to 4 ft from property line backyard.

Eyal stated that we need a letter stating that Elm Street is the front yard, you can then put it 4 ft from the property line. It's not your fault; it's my department's fault. Rich asked if he would get his \$150.00 back, Eyal said yes. Eyal asked to make sure it's not combined, it's not two lots, it's one single lot, I have no problem.

Scott Campbell made the motion to adjourn the Zoning Board Meeting of May 26, 2026. Melanie Gardner seconded the motion to adjourn the Zoning Board Meeting of May 26, 2026. All in favor, motion carried.

Next Zoning Board Meeting June 23, 2026 @ 7:00PM

Peggy Melville

Village Clerk June 1, 2026