



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
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Zoning Board of Appeals
Meeting Minutes
November 22, 2022

Present: Board Members: Scott Campbell, Mary Frank, Joe Gavner, Ed Quirk
Attorney Ben Neidl, Eyal Saad, Others: Scott Roeber, Frank Filiciotto, Christopher Coleman

Chairman Scott Campbell opened the Zoning Board Meeting at 7PM

Chairman Scott Campbell presented the minutes from the September 27, 2022 Zoning Board meeting. Ed Quirk made a motion to accept the minutes of the September 27, 2022 Zoning Board meeting. Joe Gavner seconded the motion to accept the minutes of the September 27, 2022 Zoning Board meeting. The motion carried unanimously.

ED Build 774 LLC, 1 Clermont Lane, Area Variance

Resolution #2 for the approval of ED Build 774 LLC, 1 Clermont Lane, Area Variance was presented by Scott Campbell. 2nd by Mary Frank roll call 4 Yes 2 absent. Motion carried.

105-107 Partition Street LLC, Area Variance

Frank Filiciotto with Creighton Manning Engineering, spoke regarding the most recent traffic study submitted to the Zoning Board on November 9th. The project requires seven off street parking and there are currently five spaces available leaving a required 2 spaces needed. The traffic study reports observations that include several 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 its highest. The data shows that there is available on street parking spaces and municipal lot parking spaces to accommodate the variance that is being sought. Some of the available spaces may not be close but are within 1000ft walking distance. The new tenants of the apartments would rent with the knowledge of limited parking spaces.

The building setbacks have been satisfied. 4 ft on one side and 3 on the other side. The setbacks allow for windows on each side of the building.

The board reviewed and discussed the 5 factors to be considered for the area variance.

- 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; 3 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; 4 Yes A reduction to the number of units would reduce the number of spaces required. 4 units would have to be eliminated.*
- 3. whether the requested area variance is substantial; 3 Yes 1 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 4 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. 4 Yes*

The dumpster location and size were discussed. The location of the dumpster cannot be moved based on the need for the handicap space. The dumpster and snow removal would be part of Planning Board process.

The one-bedroom parts. – 500sq. ft and two- bedroom – 700sq. ft. – fairly small. Adjustments have been made to fit the building in the existing space.

Overnight on-street parking is prohibited from December 15 – March15th. Spaces in the municipal lot are utilized for overnight parking during this time. Frank Filiciotto stated that an additional traffic/parking study may be conducted after December 15th to provide data during that time.

The study serves as a response to the EIS. The 62day requirement would have to be extended to allow for the additional study. The extension of the 62day requirement was agreed to by Christopher Coleman, attorney for Ryan Scully.

Scott Campbell made a motion to allow Creighton Manning to conduct an additional traffic and on-street parking study after January 2, 2023. Joe Gavner seconded the motion to allow Creighton Manning to conduct an additional traffic and on-street parking study after January 2, 2023. The motion carried unanimously.

Joe Gavner made a motion to adjourn the Zoning Board Meeting of November 22, 2022. Mary Frank seconded the motion to adjourn the Zoning Board meeting of November 22, 2022, at 7:40pm. The motion carried unanimously.

The next scheduled Zoning Board Meeting will be December 27, 2022, at 7:00pm.

Lisa Mayone

Peggy Melville

Village Clerk November 23, 2022