



VILLAGE OF SAUGERTIES
43 PARTITION STREET
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Zoning Board of Appeals
Meeting Minutes
June 28, 2022

Present: Board Members: Scott Campbell, Mary Frank, Joe Gavner, Sam Fisco, Ed Quirk, Alan Kessler
Attorney Ben Neidl, Others: Scott Roeber, Brian Clapper, Vanessa Piazza, Mike Piazza

Public Hearing: Rae Stang, Alison Keonig, Jennie & Dan Gelfand, Ricki & James Tamayo, Jen Tsakis, Steve Gentile

Chairman Campbell opened the Public Hearing for 105 - 107 Partition Street at 7:00pm.

105-107 Partition Street LLC, Area Variance

Rae Stang, 39 Dock Street, owns the building next to proposed apartment. The owner bought a lot that does not fit his plan. The plan does not fit in with the Village Code 210-56. The side setbacks on the alleyway side will take away from the property owners on that side. The owners assume they can use the municipal lot for parking and the construction.

Ricki Tamayo, 89 Partition Street, questioned the parking requirement for the Business District, in the past she was required to have one and half space per apartment. The owner knew what he bought. The building will bring down the look of the Village.

Where will they set up for construction? Where will the dumpsters be located? Garbage pickup will be an issue. With the setback requests, it will be difficult to access the sides of the building for repairs when necessary.

Alyson Koneg has a business across the street. The construction set up will be an issue. Where will the materials be stored without spilling out into the municipal parking lot? It will be a monstrosity! Who is it for? It will not be affordable.

Jennie Glefand 16 Bennett Avenue has the property next to 105-107 Partition. The previous owner put up a fence that is 6-7 feet high which causes the alleyway to be icy. The new building will block the sun and cause the alleyway to be a sheet of ice.

Scott Roeber responded that the parking will be accessed through the municipal lot. The dumpster will be located in the back and screened from the parking lot.

The walls will be fire rated on both sides. The building will be 4ft back to accommodate windows on Lucky Chocolate side.

Dan Gelfand stated that he has owned the property for 36 years and we maintain the alleyway is goodwilled with the other property owner.

Steve Gentile, member of the National Historic Preservation Commission. The owners should be aware that this is in the historic district. The area is designated as historic, and the building must conform to the historic district. Scott Roeber stated that the application is being presented to the Village Historic Review Board for review.

Chairman Campbell thanked the public for their comments. The Board will continue their discussion regarding the 105-107 Partition Street application in the regular meeting.

Sam Fisco made a motion to close the Public Hearing for the 105-107 Partition Street application. Ed Quirk seconded the motion to close the Public Hearing for the 105-107 Partition Street application. The motion carried unanimously.

The Board has 62days from the closing of the Public Hearing to make a formal decision. In this case, there is an exception to the 62day rule since the SEQR process is not complete.

10 Montross Street, Area Variance

There was no one present from the public to address the Zoning Board regarding the 10 Montross Street project.

Sam Fisco made a motion to close the Public Hearing for the 10 Montross Street Area Variance application. Alan Kessler seconded the motion to close the Public Hearing for the 10 Montross Street Area Variance application. The motion carried unanimously.

Chairman Campbell opened the regular meeting of the Zoning Board at 7:25pm.

Chairman Campbell presented the minutes from the May 24, 2022 Zoning Board meeting.

Sam Fisco made a motion to accept the minutes of the May 24, 2022 Zoning Board meeting as presented.

Scott Campbell seconded the motion to accept the minutes of the May 24, 2022 Zoning Board meeting as presented. The motion carried unanimously.

105-107 Partition Street LLC, Area Variance

Scott Roeber, Hudson Valley Architecture, presented the new revised plan. The original five story building, 49½' tall, has been changed to a three-story building, 36' tall. Two floors – six apartments- have been removed. The building has been more centered within the property lines and allows for windows facing north and south. The building was narrowed and shifted closer to the existing building to allow for an additional parking space. Six parking spaces are required and there are now five parking spaces which leaves one parking space needed for the variance. The existing right of way crosses over the property line. The planned setbacks would be 3ft on north and 4ft on the south. So, the variance requested is for 9ft on the north side and 8ft on the south side since the requirement is for 12ft on each side.

Ben Neidl reviewed the eleven questions on the unlisted short SEQR form with the Board members. The Board discussed in detail each question and returned to the environmental impact statement regarding question #2. A parking study was discussed, and the Board determined that a traffic study would help to understand the impact on the character of the neighborhood and parking. The five factors of the variance criteria were discussed.

After additional discussion, a positive declaration for SEQR was determined and the Board requested a traffic study from the applicant. The traffic study should include Partition Street, Russell Street, and the municipal parking lot areas.

A response from SHPO has not been received.

10 Montross Street, Area Variance

An addition to the existing building, requires a variance for the front yard setback. The current front yard setback is at 7.5 feet and 20 feet is the current requirement. The 7.5 feet setback would be requested to be extended for the new addition. The lot coverage variance is not needed. The application is considered a type 2 action and is exempt from the SEQR process. There has been no response from Ulster County Planning Board and the 30 days to respond has passed.

The five factors of the variance criteria were reviewed, and the members voted to grant the variance.

Scott Campbell made a motion to approve the 10 Montross Street variance application and authorize a resolution of approval be drafted. Sam Fisco seconded the motion to approve the 10 Montross Street variance application and authorize a resolution of approval be drafted. The motion carried unanimously.

Ben Neidl will prepare a resolution of approval for the 10 Montross Street variance application for the July 26, Zoning Board meeting.

Scott Campbell made a motion to adjourn the Zoning Board Meeting of June 28, 2022. Sam Fisco seconded the motion to adjourn the Zoning Board meeting of June 28, 2022, at 8:20 pm. The motion carried unanimously.

The next scheduled Zoning Board Meeting and Public Hearing will be July 26, 2022, at 7:00pm.

Respectfully submitted,

Lisa Mayone

Village Clerk July 8, 2022