



VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
SAUGERTIES, N.Y. 12477  
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Zoning Board of Appeals  
Meeting Minutes  
March 24, 2026

**Present:** Board Members: Scott Campbell, Mary Frank, Ed Quirk

Absent: Alan Kessler

Others: Eyal Saad and Ben Neidl

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

PUBLIC HEARING

16 Icehouse Drive

Variance Rear yard setback

No one showed up for the Public Hearing for 16 Icehouse Drive Variance, the Board decided to leave the Public Hearing open.

Regular Session

**Mary Frank made a motion to accept the minutes of February 24, Zoning Board meeting. Ed Quirk seconded the motion to accept the minutes of February 24, 2026, Zoning Board meeting. All in favor, the motion carried.**

16 Icehouse Drive

Variance Rear yard setback

Ed Cooper received notice from Historic Review Board with their approval. Scott Campbell mentioned if there were any other requests for decks or similar that all applicants would have to come before the Zoning Board for all request. There would be units that would not require a variance. Eyal had pictures of the balcony and deck and the view.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting of the area variance.  
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  
NO
3. Whether the requested area variance is substantial.  
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  
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 prelude the granting of the area variance.

YES

A discussion about whether the board was ready to vote, the Zoning Board decided to close the Public Hearing.

**Ed Quirk made a motion to close the Public Hearing for 16 Icehouse Drive variance. Mary Frank seconded the motion to close the Public Hearing for 16 Icehouse Drive variance. All in favor, the motion carried.**

Scott Campbell wanted to put on record, that hope this isn't the beginning of many.

**Scott Campbell asked for approval of the 16 Icehouse Drive variance:**

**Roll Call**

Ed Quirk Y

Mary Frank Y

Scott Campbell Y

**16 Icehouse Drive variance application is approved.**

Ben Neidl will complete the Resolution for 16 Icehouse Drive.

**Scott Campbell made the motion to adjourn the Zoning Board Meeting of March 24, 2026. Ed Quirk seconded the motion to adjourn the Zoning Board Meeting of March 24, 2026. All in favor, motion carried.**

Next Zoning Board Meeting April 28, 2026 @ 7:00PM

Peggy Melville

Village Clerk March 25, 2026