



VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
SAUGERTIES, N.Y. 12477  
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## Zoning Board of Appeals Meeting Minutes August 26, 2025

**Present:** Board Members: Scott Campbell, Mary Frank, Alan Kessler

**Absent:** Ed Quirk

**Others:** Eyal Saad and Ben Neidl

Scott Campbell opened the Zoning Board Meeting at 7:01PM

### PUBLIC HEARING

46 Post Street

Area Variance

No one showed up for the Public Hearing

**Scott Campbell made a motion to keep the Public Hearing open for 46 Post Street Area Variance; Alan Kessler seconded the motion to keep the Public Hearing open for 46 Post Street Area Variance. All in Favor, the motion carried.**

### Regular Session

**Scott Campbell made a motion to accept the minutes of July 22, 2025, Zoning Board meeting. Mary Frank seconded the motion to accept the minutes of July 22, 2025, Zoning Board meeting. All in favor, the motion carried.**

46 Post Street

Area Variance

Ryan Cornelison spoke about his plan to build a 2-family residence, the space would require a front yard variance. The proposed front porch would be 3 feet off the property line; the proposed front wall would be 10.6 ft off the front property line. Eyal explained that set back from the property line must go up to the curb, 16.8 Ft variance from Post Street. There are 3 Parking Spaces in the rear of the property.

Scott Campbell noted Ulster County Referral, came back with no impact. SEQRA is finished.

**Ben Neidl read the five factors:**

- 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.**  
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.**

**All stated No**

- 3. Whether the requested area variance is substantial; Ben discussed quantitative and proportional, the variance.**

**All stated substantial, not prejudicially substantial**

- 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 variance.**

**Yes**

**Mary Frank made a motion to close the Public Hearing for 46 Post Street Area Variance; Alan Kessler seconded the motion to close the Public Hearing for 46 Post Street Area Variance. All in Favor, the motion carried.**

Scott Campbell asked the board if they were ready to vote on approving the application for 46 Post Street area variance:

Alan Kessler – Y

Mary Frank - Y

Scott Campbell - Y

The application for 46 Post Street was approved by a vote 3 Yes

Ben Neidl will write up Resolution 3 for 46 Post Street for next month's meeting, September 23, 2025.

Discussion about getting members for Zoning Board Meeting, Scott Campbell will not be at September's meeting.

**Scott Campbell made a motion to adjourn the Zoning Board Meeting of August 22, 2025. Mary Frank seconded the motion to adjourn the Zoning Board meeting of August 22, 2025. All in favor. The motion carried unanimously.**

Next Zoning Board Meeting September 23, 2025 @ 7:00PM

Peggy Melville

Village Clerk August 27, 2025