



ZONING BOARD OF APPEALS
4 High Street Saugerties, NY 12477
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October 7, 2024

PRESENT: Bill Schirmer (Chair), Henry Rua (Vice-Chair) Joe Mayone, Tim Scott Jr., Randy Ricks and Holly Strutt (alternate)

ALSO PRESENT: Becky Bertorelli (Zoning Board Secretary)

Schirmer called the meeting to order at 7:01pm.

PLEDGE

PUBLIC HEARING

NONE

NEW APPEAL:

ADRIANA & MOSSIMO FLORIDIA: APPLICATION FOR 8' SIDE YARD SETBACK AREA VARIANCE

4 Roming Lane
Saugerties, NY 12477
File #: 24-005
SBL #: 29.21-1-6

The applicant was not present at the time.

VIACHESLAV KISELEV: APPLICATION FOR 10' SIDE YARD SETBACK AREA VARIANCE

315 Old Route 212
Saugerties, NY 12477
File #: 24-006
SBL #: 17.3-7-24

The applicant, Viacheslav Kiselev, presented. The parcel is located in the Moderate Density Residential (MDR) zoning district with Sensitive Area Overlay, Gateway Overlay and Waterfront Overlay. The applicant is requesting a 10' side yard area variance to construct an addition to the existing single family residence that will be 15' from the property line where 25' is required within the MDR district. Two additions are proposed but only one will require a variance. The addition to the east will be within the required setback while the addition to the west will be 15' from the property line, requiring the 10' area variance. The parcel located adjacent to this property line is mostly forest. This lot is a "corner" lot as Old Route 212 and Route 212 border two of the three sides of the pie-shaped parcel. The lot across Old Route 212, closest to the creek, has no structures on it. There are no neighbors within sight distance of the existing single family

house located on the property. The addition will be built on piers, above base flood elevation. Army Corps of Engineers to provide the base flood elevation. Propose to backfill close to the house up to the base. In doing so may be able to remove the “Flood Zone” classification. The septic is located within the rear of the house. The well is located to the east of the house, that is why only one of the additions can be located on that side of the existing structure. New waterproofing will be done on the foundation and a sub pump re-installed.

A motion was made by Rua, seconded by Mayone, to declare this a Type II Action under SEQR. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Rua-Aye, Schirmer-Aye. Motion carried. A motion was made by Mayone, seconded by Ricks, to set the public hearing for the November 12, 2024 ZBA meeting. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Rua-Aye, Schirmer-Aye. Motion carried.

OLD BUSINESS

NONE

BOARD DISCUSSION

A motion was made by Ricks, seconded by Mayone, to approve the draft minutes of the July 1, 2024 meeting. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Rua-Aye, Schirmer-Aye. Motion carried.

The Planning Board meeting minutes were received.

Schirmer-just to keep the Board updated, Madison Resorts has purchased the Wyldwyck project site located in Glasco. They have requested a meeting with representatives from the ZBA, PB, TB and Building Department. Schirmer will be attending and updating the Board if necessary. The meeting is set for October 9, 2024.

ADJOURNMENT

A motion was made by Mayone, seconded by Scott, to adjourn the meeting as there are no further items to discuss. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Rua-Aye, Schirmer-Aye. Motion carried. Meeting adjourned 7:31 pm.

MEETING RE-OPENED

The applicant, Adriana & Massimo Florida, apologized for being late due to traffic coming up from NYC. The Board decided, since everyone was still present, to re-open the meeting. A motion was made by Mayone, seconded by Scott, to re-open the meeting. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Rua-Aye, Schirmer-Aye. Motion carried. The Board meeting was re-opened at 7:38pm.

ADRIANA & MOSSIMO FLORIDIA: APPLICATION FOR 8’ SIDE YARD SETBACK AREA VARIANCE

4 Roming Lane
Saugerties, NY 12477
File #: 24-005
SBL #: 29.21-1-6

The applicant, Massimo Florida, presented. The applicant is requesting an 8' side yard area variance to construct a detached garage 7' from the property line where 15' is required within the HDR zoning district. The location proposed is the only possible area on the parcel to construct the detached two-car garage. The proposed garage is a prefabricated building. The Board requested that the applicant provide the distance from the existing single family residence to the proposed garage. There is an existing paved area attached to the driveway where the garage is proposed to be located. The blacktop will be removed in that area and a concrete foundation will be installed. The proposed garage will be the same dimensions as the existing parking area. There is an existing fence between the proposed garage and the neighbor's property.

A motion was made by Rua, seconded by Ricks, to declare this a Type II Action under SEQR. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Rua-Aye, Schirmer-Aye. Motion carried. A motion was made by Mayone, seconded by Scott, to set the public hearing for the November 12, 2024 ZBA meeting. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Rua-Aye, Schirmer-Aye. Motion carried.

Since there was no further business to discuss a motion was made by Rua, seconded by Mayone, to re-adjourn the meeting. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Rua-Aye, Schirmer-Aye. Motion carried. The meeting was re-closed at 7:57pm.

Respectfully submitted,

Becky Bertorelli
Secretary
Zoning Board of Appeals