



ZONING BOARD OF APPEALS
4 High Street Saugerties, NY 12477
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March 3, 2025

PRESENT: Bill Schirmer (Chair), Joe Mayone, Tim Scott Jr. and Holly Strutt (alternate)

ALSO PRESENT: Becky Bertorelli (Zoning Board Secretary)

ABSENT: Henry Rua (Vice-Chair) and Randy Ricks

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

PLEDGE

Schirmer asked Holly Strutt to join the Board as a full member in Henry's absence & Randy's absence. Strutt accepted.

PUBLIC HEARING

THOMAS SPERL: APPLICATION FOR 6' REAR YARD AREA VARIANCE

64 Bromley Road
Saugerties, NY 12477
File #: 25-002
SBL #: 28.4-13-62

The parcel is located in the High Density Residential (HDR) zoning district. The applicant is seeking a 6' rear yard area variance to construct an attached deck 24' off the property line and meet the 30' rear yard setback requirement in the HDR zoning district.

A motion was made by Mayone, seconded by Scott, to open the public hearing. Board vote: Strutt-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. The public hearing opened at 7:02 pm.

Public comments:

- Marianne Mohr, 58 Bromley Road - would like to know the general location of the deck in comparison to our parcel. Sperl-it is a covered porch that is attached to the rear of the house, only creating a non-conforming setback in the rear of the parcel which adjoins the Town property. Mr. Sperl provided Ms. Mohr with the map to show her the location.
- Paul Rosario, 72 Bromley Road - will this change any property lines? Schirmer-no property lines will change. The applicant is only requesting a variance to construct the attached covered porch within the required setback.

Since there were no further comments a motion was made by Mayone, seconded by Scott, to keep the public hearing open until the April 7, 2025 monthly meeting. The applicant did not provide the Board with the green cards from the certified mailing as required. The Board will contact the

ZBA Attorney to see if the certified mailing that was done is sufficient or if new mailers will have to be sent to all property owners within a 500' radius of the applicant's parcel. Board vote: Strutt-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried.

NEW APPEAL

NONE

OLD BUSINESS

TOTAL TENNIS: APPLICATION FOR 15.2' FRONT YARD AREA VARIANCE

1811 Old Kings Highway

Saugerties, NY 12477

File #: 25-001

SBL #: 8.4-6-5.100

Schirmer-UCPB comments were received. They are requiring the applicant to receive site plan approval and review through the Planning Board. The applicant is already in the process of doing so. The ZBA agrees with this recommendation.

A motion was made by Strutt, seconded by Mayone, to approve 15.2' front yard area variance. Schirmer went through the five criteria regarding the balancing test, as required:

1. It was determined that an undesirable change will not be produced in the character of the neighborhood nor would a detriment to nearby properties be created.
2. There is no other feasible method for the applicant to pursue, other than an area variance, because the pickle ball court is located within the setback.
3. The requested variance is substantial but only one corner of the building will be located within the requested variance.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood.
5. The alleged difficulty is self-created but there is no other location to put the building as it is being constructed over an existing pickle ball court.

Board vote: Strutt-Aye, Scott-Aye, Mayone, Schirmer-Aye. Motion carried.

BOARD DISCUSSION

- Stephanie Bassler from the Comprehensive Planning Committee (CPC) asked to speak to the Board. As a newer member of the CPC she has volunteered to reach out to boards and committees for feedback regarding land use considerations. The CPC would like this feedback to review the Town's current Comprehensive Plan for any updates that may be needed. Schirmer-as a Board that is tasked with review of and interpretation of zoning laws we are required to stay neutral in policy making. The ZBA can definitely look over any policy changes that are being proposed, and would like to, so that we can give feedback regarding how that could potentially impact our ability to review and enforce the Zoning Law. Bassler-it has come to the CPC's attention that land use needs to be addressed. The ZBA may be able to provide the CPC with items they have encountered in administration of the code that have been problematic. More information will be coming your way.

- Received information that Verizon has submitted an application to the Planning Board for construction of a cell tower located at 417 Washington Avenue Ext. The ZBA may not see this application due to a resolution approved by the Town.

A motion was made by Mayone, seconded by Scott, to approve the draft minutes of the February 3, 2025 meeting. Board vote: Strutt-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried.

The Planning Board meeting minutes were received.

ADJOURNMENT

A motion was made by Mayone, seconded by Scott, to adjourn the meeting as there are no further items to discuss. Board vote: Strutt-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. Meeting adjourned 8:03 pm.

Respectfully submitted,

Becky Bertorelli
Secretary
Zoning Board of Appeals