



**ZONING BOARD OF APPEALS**  
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**MINUTES FROM DECEMBER 5, 2022 MEETING**

Attending: Patti Kelly, Chair; Henry Rua, Vice-Chair; Joe Mayone; Tim Scott; Randy Ricks; and Bill Schirmer, Alternate.

The meeting was called to order at 7 p.m. Patti Kelly called the roll and announced a quorum. She asked Bill Schirmer to join the meeting for questions to the applicants since he will be voting on the applications at the January meeting in Henry Rua's absence. Bill agreed.

Patti introduced the Methods Tooling and Manufacturing application for an interpretation. The company, at 635 Glasco Turnpike in Mt. Marion, is asking that the business be put on the town's pre-existing business list which was established when Zoning was enacted in 1989. Wallace Michaels, the owner of the company, said the business has been in business since 1967 and was incorporated in 1972. Patti noted that Mr. Michaels had submitted the tax documents necessary to qualify for a pre-existing business. Henry asked why they hadn't applied in 1979, and Mr. Michaels explained that they didn't know they had to. Patti asked Mr. Michaels if all the tooling and manufacturing work was done inside the building, and he said it was.

Patti said that there would be a Public Hearing on the application and explained the process of sending out certified letters to properties within 500' of the business's property. She said Kevin Freeman, the ZBA Secretary, would email him the letter, the mailing list and the instructions.

Joe made a motion to set the Public Hearing for Jan. 9, 2023, and Randy seconded the motion. Patti called for a roll call vote: Henry- yes, Joe- yes, Tim- yes, Randy- yes, and Patti- yes.

Patti made a motion to declare this a Type 2 under SEQRA, Sec. 617.5 for Interpretations. Henry seconded the motion. Patti called for a roll call vote: Henry- yes, Joe- yes, Tim- yes, Randy- yes, and Patti- yes.

Patti introduced the next application for the Blake Trust for an area variance. The applicants, Donald and Barbara Blake, of 200 Sparling Rd., live in an MDR and SA (Sensitive Area Overlay) District that requires 2 acres per dwelling. They want to convert their legal accessory garage apartment to a single-family residence. They have applied for an area variance of .546 acres from the required 2 acres.

Ms. Blake showed the board photographs of the house and the garage and explained that the size of the garage footprint would not change, but the usable square footage would. Tim made a motion to set the Public Hearing for Jan. 9, 2023. Joe seconded the motion. Patti called for roll call vote: Henry- yes, Joe- yes, Tim- yes, Randy- yes, and Patti- yes. The applicant was given information pertaining to sending certified letters to people living within 500' from the property.

Patti made a motion to declare this a Type 2 under SEQRA, Sec. 617.5 for Area Variances. Henry seconded the vote. Patti called for roll call vote: Henry- yes, Joe- yes, Tim- yes, Randy- yes, and Patti- yes.

Joe made a motion to approve the Sept. 6 minutes, and Tim seconded. The minutes were approved by a 5-0 voice vote. The meeting was adjourned at 7:45 p.m.