



**ZONING BOARD OF APPEALS**  
4 High Street Saugerties, NY 12477  
Tel: (845) 246-2800, ext. 358  
Fax: (845) 246-0461



**February 3, 2025**

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

**ALSO PRESENT:** Becky Bertorelli (Zoning Board Secretary)

**ABSENT:** Henry Rua (Vice-Chair)

Schirmer called the meeting to order at 7:00 pm.

**PLEDGE**

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

**PUBLIC HEARING**

**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

The parcel is located in the Moderate Density Residential (MDR) zoning district with Sensitive Area Overlay (SA) and Aquifer Overlay (AQ). The applicant is seeking an 15.2' front yard area variance to construct a building directly over the existing pickle ball court and meet the 30' front yard setback required in the MDR zoning district.

Ed Fondiller, owner of Total Tennis, was present. A motion was made by Mayone, seconded by Scott, to open the public hearing. Board vote: Strutt-Aye, Ricks-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. Public hearing opened at 7:02 pm.

No one was present from the public for this public hearing. Schirmer asked the Board if they had any additional questions for the applicant. None.

A motion was made by Strutt, seconded by Ricks, to close the public hearing. Board vote: Strutt-Aye, Ricks-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. The Public Hearing was closed at 7:03pm.

Schirmer-the Board can not make a decision until the UCPB comments are received or 30-days has lapsed without a response. Will be able to make a decision at the March 3, 2025 monthly

meeting either way. The applicant is able to continue the process with the Planning Board in the meantime.

**NEW APPEAL**

**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.

Thomas Sperl, owner/applicant, was present. Looking to construct an attached deck to the proposed single family residence. The parcel is adjacent to a storm water retention pond in the rear. There are no houses, nor will there be. No neighbors will be effected by the proposed construction.

A motion was made by Mayone, seconded by Scott, to declare this a Type II Action under SEQR. Board vote: Strutt-Aye, Ricks-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. A motion was made by Scott, seconded by Mayone, to set the public hearing for the March 3, 2025 monthly meeting. Board vote: Strutt-Aye, Ricks-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried.

**OLD BUSINESS**

NONE

**BOARD DISCUSSION**

A motion was made by Scott, seconded by Strutt, to approve the draft minutes of the January 13, 2025 meeting. Board vote: Strutt-Aye, Scott-Aye, Schirmer-Aye. Motion carried.

The Planning Board meeting minutes were received.

**ADJOURNMENT**

A motion was made by Mayone, seconded by Strutt, to adjourn the meeting as there are no further items to discuss. Board vote: Strutt-Aye, Ricks-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. Meeting adjourned 7:12 pm.

Respectfully submitted,

Becky Bertorelli  
*Secretary*  
*Zoning Board of Appeals*