



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



**June 2, 2025**

**PRESENT:** Bill Schirmer (Chair), Joseph Mayone, Tim Scott Jr. and Randy Ricks

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

**ABSENT:** Henry Rua (Vice-Chair) and Holly Strutt (Alternate)

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

**PLEDGE**

**PUBLIC HEARING**

NONE

**NEW APPEAL**

**AMANDA ESPOSITO & SEAN HAMMOND: APPLICATION FOR A 2,500 SQUARE FOOT BULK AREA VARIANCE**

43 York Street

Saugerties, NY 12477

File #: 25-003

SBL #: 29.46-3-2.100

The parcel is located in the High Density Residential (HDR) zoning district. The applicant is seeking a 2,500 square foot bulk area variance to meet the 10,000 square foot requirement in the High Density Residential (HDR) zoning district with public water and sewer. The applicant was referred to the Zoning Board of Appeals by the Planning Board as they have submitted an application for a minor subdivision which would create the proposed undersized lot. The applicant was originally asking for 2,500 square feet but has reduced that request to 1,500 square feet. The surveyor was able to speak to the Town Highway Department to discuss the history of the road, York Street, and why the property line seems so far back from the road boundary. The only document found was from July 15, 1985 that demonstrated the boundary to the road edge. The surveyor was able to locate a stone pillar at the edge of the adjacent property and follow that to this lot to create a new proposed front yard boundary line. The owner was able to gain some square footage from the Town Highway Department's right of way with an assumed user boundary as per Highway Law 189. Highway Law 189 states "All lands which shall have been used by the public as a highway for the period of ten years or more, shall be a highway, with the same force and effect as if it had been duly laid out and recorded as a highway, and the town superintendent shall open all such highways to the width of at least three rods". This would determine the width of the road known as York Street, which in turn the applicant would be able to safely assume that 25' from the centerline of that road would create their front yard lot line. Once the survey is finalized the variance will be reduced to the minimum amount needed prior to

the opening of the public hearing. Schirmer-the boundaries of this property leave only a small building envelope. Esposito-we are ok with that.

A motion was made by Mayone, seconded by Ricks, to set the public hearing for the July 7, 2025 monthly Zoning Board of Appeals meeting. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. The directions and list of those to be notified for the public hearing were given to the applicant. A motion was made by Schirmer, seconded by Scott, to declare this a Type II Action under SEQR. Board Vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried.

**SARAH BURNS & MAY HERSKOVITZ: APPLICATION FOR A 15' REAR YARD  
SETBACK AREA VARIANCE**

54 Chimney Road  
Saugerties, NY 12477  
File #: 25-004  
SBL #: 18.1-3-14.200

The applicant/agent was not present. No further action can be taken.

**OLD BUSINESS**

NONE

**BOARD DISCUSSION**

NONE

A motion was made by Scott, seconded by Ricks, to approve the draft minutes of the April 7, 2025 meeting. Board vote: Ricks-Aye, Scott-Aye, Mayone-Abstain, Schirmer-Aye. Motion carried.

The Planning Board meeting minutes were received.

**ADJOURNMENT**

A motion was made by Scott, seconded by Ricks, to adjourn the meeting as there are no further items to discuss. Board vote: Ricks-Aye, Scott-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. Meeting adjourned 7:22 pm.

Respectfully submitted,

Becky Bertorelli  
*Secretary*  
*Zoning Board of Appeals*