



ZONING BOARD OF APPEALS
4 High Street Saugerties, NY 12477
Tel: (845) 246-2800, ext. 358
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April 7, 2025

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

ALSO PRESENT: Becky Bertorelli (Zoning Board Secretary)

ABSENT: Henry Rua (Vice-Chair) and Joe Mayone

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 & Joe'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.

This public hearing has been held open from the March 3, 2025 meeting to allow the applicant to re-notice with the return receipt requested. Prior to the March 3rd meeting the applicant provided the board with print outs provided by the USPS for each of the certified mailers indicating they had been delivered, all but three of them. As per comments received from the Zoning Board of Appeal's attorney in an email dated March 6, 2025 the applicant can proceed with re-noticing the three parcel owners via certified mail with return receipt. Commenting that in the future all notices must comply with the ZBA notice requirements with return receipt requested. No one was present from the public. Since there were no further comments, a motion was made by Scott, seconded by Strutt, to close the public hearing. Board vote: Strutt-Aye, Ricks-Aye, Scott-Aye, Schirmer-Aye. Motion carried.

Schirmer-the board will make a decision based on the five (5) criteria regarding the balancing test that states that the Board shall balance benefit to the applicant with detriment to health, safety, and welfare to the community:

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 of the layout of the parcel and single family residence.
3. The requested variance is somewhat substantial but the parcel that shares the rear yard property line is owned by the Town of Saugerties and is a stormwater area that can not be developed.
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 deck because of the layout of the parcel and the location of the single family residence.

A motion was made by Ricks, seconded by Scott, to approve the 6' rear yard area variance. Board vote: Strutt-Aye, Ricks-Aye, Scott-Aye, Schirmer-Aye. Motion carried.

NEW APPEAL

NONE

OLD BUSINESS

NONE

BOARD DISCUSSION

- Cellco/Verizon Wireless application for 417 Washington Ave. Ext. will not come before the Zoning Board of Appeals as it meets all setback requirements as it has been submitted to the Planning Board. It was submitted for review at the Planning Board's monthly meeting to be held on April 15, 2025.

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

The Planning Board meeting minutes were received.

ADJOURNMENT

A motion was made by Strutt, seconded by Ricks, to adjourn the meeting as there are no further items to discuss. Board vote: Strutt-Aye, Ricks-Aye, Scott-Aye, Schirmer-Aye. Motion carried. Meeting adjourned 7:11 pm.

Respectfully submitted,

Becky Bertorelli
Secretary
Zoning Board of Appeals