



ZONING BOARD OF APPEALS
4 High Street Saugerties, NY 12477
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January 13, 2025

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

ALSO PRESENT: Becky Bertorelli (Zoning Board Secretary)

ABSENT: Henry Rua (Vice-Chair), Joe Mayone 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 to allow the meeting to proceed with a quorum. Strutt accepted.

PUBLIC HEARING

NONE

NEW APPEAL

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. The pickle ball courts were installed a couple of years ago over an existing tennis court. Total Tennis has been in operation for the last 27 years and open to the public. Installation of the structure over the pickle ball courts will allow for individuals to play the sport year around. The facility already has indoor tennis courts next to where the proposed pickle ball structure will be located. There is a golf course across the roadway from the existing pickle ball courts and on many occasions golf balls have come across the road and into the courts, creating a dangerous situation for those playing. The structure will eliminate that issue. The proposed structure will be an indoor/outdoor facility allowing the large doors on either side of the building to be opened during the warmer months and allow the fresh air through the building. No additional parking is needed for the proposed structure. Currently before the Planning Board for a site plan approval and referred to the ZBA for the area variance to move forward with the Planning Board. Schirmer-seems pretty straightforward and do not foresee

a significant impact on the neighborhood. Should move forward and refer to the Ulster County Planning Board (UCPB), as the structure is located within 500' of a County Road and is a commercial use. If the Board does not have any further questions we can entertain a motion to do so.

A motion was made by Strutt, seconded by Scott, to declare this a Type II Action under SEQR. Board vote: Strutt-Aye, Scott-Aye, Schirmer-Aye. Motion carried. A motion was made by Scott, seconded by Strutt to set the public hearing for the February 3, 2025 monthly meeting. Board vote: Strutt-Aye, Scott-Aye, Schirmer-Aye. Motion carried. A motion was made by Strutt, seconded by Strutt, to refer to the UCPB. Board vote: Strutt-Aye, Scott-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 November 12, 2024 meeting. Board vote: Strutt-Aye, Scott-Aye, Schirmer-Aye. Motion carried.

The Planning Board meeting minutes were received.

ADJOURNMENT

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

Respectfully submitted,

Becky Bertorelli
Secretary
Zoning Board of Appeals