



ZONING BOARD OF APPEALS
4 High Street Saugerties, NY 12477
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September 8, 2026

PRESENT: Bill Schirmer (Chair), Henry Rua (Vice Chair), Joseph Mayone, Tim Scott Jr., Randy Ricks and Holly Strutt (Alternate).

ALSO PRESENT: Becky Bertorelli (Zoning Board Secretary) and Sean Weaver (Code Enforcement Officer).

Schirmer called the meeting to order at 7:01 pm. Strutt joined only for review of the June 1, 2026 minutes due to Rua's absence at that meeting. Strutt accepted.

PLEDGE

PUBLIC HEARING

NONE

NEW BUSINESS

EDGAR & ANA LEAL: 21' SIDE YARD AREA VARIANCE.

23 Mower Mill Road
Saugerties, NY 12477
File #: 26-005
SBL #: 17.2-5-34.100

Presented by Edgar Leal, applicant. The parcel is located in the Moderate Density Residential (MDR) zoning district with Sensitive Area Overlay (SA) and Aquifer Overlay (AQ). The applicant is proposing to construct a 24' x 40' two story detached garage 4' from the side property line and meet the 25' side yard setback required in the MDR zoning district. The location of the proposed structure is the only place on the parcel where it makes sense as there is already an existing gravel driveway. Trying to preserve as much of the yard, trees and landscaping as possible. An AI generated simulation of the proposed location was shown to the Board.

Schirmer-why so close to the property line? Leal-moving the structure closer to the existing home would block access to the rear yard. Strutt-what about placing it behind the existing house?

Leal-moving behind the house would also cut off access to the backyard via my own property and we would have to ask the neighbor for permission to access via their property. Strutt-what is the distance between the house and the proposed garage. Leal-diagnally it is about 14'. Rua-explained clearly to make it easy to understand.

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

October 5, 2026. Board vote: Schirmer-Aye, Rua-Aye, Mayone-Aye, Scott Jr.-Aye, Ricks-Aye. Motion carried.

LUCIA DE URQUIZA: 10' SIDE YARD AREA VARIANCE & 3'5" FRONT YARD AREA VARIANCE.

20 Mountain View Avenue
Saugerties, NY 12477
File #: 26-006
SBL #: 29.21-5-21

Presented by the applicant's husband Malik McLaurine. The applicant is seeking a 10' side yard setback area variance and 3'5" front yard setback area variance to construct a deck off the side and front of the existing single family residence. The location of the proposed deck will allow direct access to the kitchen, which is preferred. There is a hedge between the proposed deck and the adjacent neighbor on that side of the property.

Mayone-how tall will the deck be? McLaurin-around 24" high with two steps and a rail around from kitchen to the front. Weaver-a 24" deck would not require a handrail around the perimeter. Schirmer-any further questions. None.

A motion was made by Rua, seconded by Mayone, to declare this a Type II Action under SEQR. Board vote: Schirmer-Aye, Rua-Aye, Mayone-Aye, Scott Jr.-Aye, Ricks-Aye. Motion carried. A motion was made by Scott Jr., seconded by Ricks, to set the public hearing for the next scheduled monthly meeting, October 5, 2026. Board vote: Schirmer-Aye, Rua-Aye, Mayone-Aye, Scott Jr.-Aye, Ricks-Aye. Motion carried.

OLD BUSINESS

NONE

BOARD DISCUSSION

- A motion was made by Ricks, seconded by Scott Jr., to approve the draft minutes of the June 1, 2026 meeting. Board vote: Schirmer-Aye, Rua-Aye, Mayone-Aye, Scott Jr.-Aye, Ricks-Aye. Motion carried.
- The Planning Board meeting minutes were received.

ADJOURNMENT

A motion was made by Ricks, seconded by Mayone, to adjourn the meeting as there are no further items to discuss. Board vote: Schirmer-Aye, Rua-Absain, Mayone-Aye, Scott Jr.-Aye, Ricks-Aye, Strutt-Aye. Motion carried. Meeting adjourned at 7:26 pm.

Respectfully submitted,

Becky Bertorelli
Secretary
Zoning Board of Appeals