



ZONING BOARD OF APPEALS
4 High Street Saugerties, NY 12477
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June 1, 2026

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

ABSENT: Henry Rua (Vice-Chair)

ALSO PRESENT: Becky Bertorelli (Zoning Board Secretary).

Schirmer called the meeting to order at 7:00 pm. Strutt joined as a member in Rua's absence. Strutt accepted.

PLEDGE

PUBLIC HEARING

AMANDA ZASLOW-MOSELEY & JOSEPH MOSELEY: 10' REAR YARD AREA VARIANCE.

264 VanVlierden Road
Saugerties, NY 12477
File #: 26-004
SBL #: 8.3-4-6

Presented by Josh Pulver, Architect and the applicant, Amanda Zaslow-Moseley. The applicant is proposing construction of an addition to an existing single family residence located at 264 Van Vlierden Road. The applicant submitted an updated application increasing the rear yard setback area variance from 5 feet to 10 feet allowing the applicant to reconfigure the proposed addition and better meet their needs. Opening of the public hearing was adjourned from the May 4, 2026 meeting to allow the applicant time to submit the updated application. The addition is now proposed to be 40' off the property line.

A motion was made by Mayone, seconded by Scott Jr., to open the public hearing. Board vote: Strutt-yes, Ricks-yes, Scott Jr.-yes, Mayone-yes, Schirmer-yes. Motion carried. The public hearing opened at 7:02 p.m.

Pulver-the applicant is looking to build off the back of the house to add a garage, kitchen, bedroom and study. The existing house is in the center of the site and due to topography the proposed location of the addition is the only place that makes sense. The addition will require 8'6" of relief from the rear property line on the north side and 10' of relief from the rear property line on the south side. There is a cliff in the rear of the property, flattens out to the road. The neighbor in the rear has written and submitted a letter of support for the proposed addition. Mayone-how far is the drop off?
Pulver-approximately 55'.

No one was present from the public with comments/concerns. A motion was made by Mayone, seconded by Ricks, to close the public hearing since there were no comments/concerns. Board vote: Strutt-yes, Ricks-yes, Scott Jr.-yes, Mayone-yes, Schirmer-yes. Motion carried. The public hearing was closed at 7:06 p.m.

A motion was made by Mayone, seconded by Scott Jr. to approve the 10' rear yard setback area variance based on the following criteria:

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 a rear yard setback area variance, due to the topography of the site.
3. The requested variance is not substantial, 20% of the required setback.
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 due to the topography of the site this is the only reasonable area to construct the addition.

Board vote: Strutt-yes, Ricks-yes, Scott Jr.-yes, Mayone-yes, Schirmer-yes. Motion carried.

NEW BUSINESS

NONE

OLD BUSINESS

NONE

BOARD DISCUSSION

- A motion was made by Scott Jr., seconded by Mayone, to approve the draft minutes of the May 4, 2026 meeting. Board vote: Strutt-Aye, Ricks-Aye, Scott Jr.-Aye, Mayone-Aye, Schirmer-Aye. Motion carried.
- The Planning Board meeting minutes were received.

ADJOURNMENT

A motion was made by Mayone, seconded by Ricks, to adjourn the meeting as there are no further items to discuss. Board vote: Strutt-Aye, Ricks-Aye, Scott Jr.-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. Meeting adjourned at 7:16 pm.

Respectfully submitted,

Becky Bertorelli
Secretary
Zoning Board of Appeals