



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



**January 12, 2026**

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

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

**ABSENT:** Henry Rua (Vice-Chair)

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

**PLEDGE**

**PUBLIC HEARING**

**PUTTIN PLUS**

455 Washington Ave, Ext.  
Saugerties, NY 12477  
File #: 25-009  
SBL #: 18.1-3-57.100

The parcel is located in the Recreational Business (RB) zoning district. Applicant is seeking a 10' side yard area variance to remove two existing structures, replace it with a new two-story structure and meet the 30' side yard setback requirement. The applicant is seeking a 24' side yard area variance and a 37' rear yard area variance for an existing structure that has been located on the parcel since 2011 and conforms to corresponding setback requirements in the district. Jennifer Rossano-Koschitzki, owner of Puttin Plus, presented. The applicant submitted the returned green cards and certified mailer receipts to the ZBA secretary.

A motion was made by Mayone, seconded by Scott Jr., to open the public hearing. Board vote: Strutt-Aye, Ricks-Aye, Scott Jr.-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. The public hearing opened at 7:02pm. Schirmer asked if anyone had any questions/comments regarding this application, none. A motion was made by Ricks, second by Mayone, to close the public hearing since there was no one present with concerns/comments for this application. Board vote: Strutt-Aye, Ricks-Aye, Scott Jr.-Aye, Mayone-Aye, Schirmer-Aye. Motion carried. The public hearing was closed at 7:03pm.

Schirmer-referall to UCPB was not made in time for their January review, because of the holidays. It will be reviewed by UCPB at their February meeting. The applicant will not have to come to the February ZBA meeting as comments from the UCPB will not be received by then. They have started the process with the Planning Board and will be on the agenda for the January 20th monthly meeting to present the site plan as proposed. They will have to be referred to UCPB for the site

plan review as well. The Zoning Board can not make a decision until comments from the UCPB are received for the area variances. The application will be back on the agenda for the monthly scheduled meeting on March 2, 2026.

### **NEW APPEAL**

NONE

### **OLD BUSINESS**

#### **TOWERCO: INTERPRETATION OF §245-38 & §245-43 OF TOWN OF SAUGERTIES ZONING CODE**

167 Mt. Airy Road  
Saugerties, NY 12477  
File #: 25-008  
SBL #: 8.4-9-33

As per the applicant's request this application will be reviewed at the March 2, 2026 monthly ZBA meeting. The ZBA attorney will be putting together a draft decision for the Board to consider at that time.

### **BOARD DISCUSSION**

- A motion was made by Ricks, seconded by Strutt, to approve the draft minutes of the December 1, 2025 meeting. Board vote: Strutt-Aye, Ricks-Aye, Scott Jr.-Abstain, Mayone-Aye, Schirmer-Aye. Motion carried.
- The Planning Board meeting minutes were received.

### **ADJOURNMENT**

A motion was made by Scott, seconded by Mayone, 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*