

TOWN OF SAUGERTIES
DEPARTMENT OF SALES AND BUILDINGS



4 High Street
Saugerties, NY 12477

Tel. (845) 246-2800
Fax. (845) 246-0461

June 2, 2022

The LA GROUP
Landscape Architecture
and Engineering, P.C.
40 Long Alley
Saratoga Springs, NY 12866

Re: Where does Terramor's proposed facility fit within the definition in 235-11-1? Is it a Lodge? Camp? Recreational Park?

Mr. Franke,

The Auto Camp project was purchased as a Pre-existing business established by the original owners the Moretti Family during the beginning of Town Zoning. The Town Zoning Law was adopted in 1989 and amended said law in 2008 which includes Sub Section 245-43 "pre-existing Business". The project was able to expand its existing usage of open space as provided in Sub Sec 245-43 Pre-existing Businesses [C] (1) (B) provided.

Although our Zoning Law is very ambiguous when it comes to transient usage (Hotels, Motels, Lodges, Camps, Short Term Rentals – Air B&B'S) and our Zoning Law Definitions and Schedule of District Use Regulations (§ 245-10) is being scrutinized and revised at this time, the Building Department has determined that the Terramor's project is clearly defined in the Osha's Standard Industrial Classification Manual referenced in our Zoning Law in Description # 7033 & 7032, "Camps and Recreational Vehicle Parks". If I can be of further assistance, please do not hesitate to contact my desk directly at (845) 246-2800 Ext. 332.

Respectfully submitted,

Alvah L. Weeks, Jr.
Building Inspector / Zoning Administrator

§ 245-43. Preexisting businesses.

A. This chapter is not intended to restrict the rights of businesses which were in existence at the time of completion of the list of pre-existing businesses developed after the enactment of the Zoning Law of 1989 to continue indefinitely and to expand in accord with the standards or procedures set forth below.

B. Expansion of pre-existing business. Any expansion of an existing building, erection of a new building, or increase of the lot area used by a pre existing business, as permitted within this section, shall be subject to the bulk and area standards of the most restrictive district in which the business is permitted by right in the use schedule.⁽¹⁾ In the event a use is only permitted subject to a special use permit, the standards of the most restrictive district in which such a permit applies shall be used. The new or expanded areas shall also comply with the parking and loading standards established for the use.

[1]

C. Procedures for expansion. Expansion of a pre-existing business in accord with the standards of this chapter is governed by the following procedures:

(1) Expansion by right. A pre-existing business may expand as a matter of right to the extent set forth in this chapter. Approval of a site plan shall only be required if the expansion exceeds any of the limits set forth in this chapter.

(a) The floor area used or occupied by a preexisting business at the time of enactment of this chapter may be increased by 100% or 2,000 square feet, whichever is more;

(b) The open lot area used or occupied by a preexisting business at the time of enactment of this chapter may be increased by 100%; and

(c) If no building existed at the time of enactment of the Zoning Law of 1989, a new building with no more than 2,000 square feet of floor area may be erected.

(2) Additional expansion. Expansion in excess of the limits in Subsection **C(1)** shall be allowed by permission of the Zoning Board of Appeals. In making its determination, the Board shall consider the effect of such expansion on adjacent properties and the surrounding neighborhood in terms of traffic circulation, access for fire, police and emergency vehicles, and the general health, safety and welfare of nearby residences. The Board may only deny such a permit upon a finding that the expansion will have a significant adverse effect on such factors.

D. Transfer of rights. All rights established in this section shall automatically be transferred to all future owners of the property on which the business is located.

Standard Industrial Classification (SIC)

Description for 7033: Recreational Vehicle Parks and Campsites

Division I: Services | Major Group 70: Hotels, Rooming Houses, Camps, And Other Lodging Places | Industry Group 703: Camps And Recreational Vehicle Parks

7033 Recreational Vehicle Parks and Campsites

Establishments primarily engaged in providing overnight or short-term sites for recreational vehicles, trailers, campers, or tents. Establishments primarily engaged in operating residential trailer parks are classified in Real Estate, Industry 6515.

- Campgrounds
- Campsites for transients
- Recreational vehicle parks
- Trailer parks for transients

Description for 7011: Hotels and Motels

7011 Hotels and Motels

Commercial establishments, known to the public as hotels, motor hotels, motels, or tourist courts, primarily engaged in providing lodging, or lodging and meals, for the general public. Hotels which are operated by membership organizations and open to the general public are included in this industry. Hotels operated by organizations for their members only are classified in Industry 7041. Apartment hotels are classified in Real Estate, Industry 6513; rooming and boarding houses are classified in Industry 7021; and sporting and recreational camps are classified in Industry 7032.

- Auto courts
- Bed and breakfast inns
- Cabins and cottages
- Casino hotels
- Hostels
- Hotels, except residential
- Inns, furnishing food and lodging
- Motels
- Recreational hotels
- Resort hotels
- Seasonal hotels
- Ski lodges and resorts
- Tourist cabins
- Tourist courts

7032 Sporting and Recreational Camps

Establishments primarily engaged in operating sporting and recreational camps, such as boys' and girls' camps, and fishing and hunting camps. Establishments primarily engaged in operating sports instructional camps, such as baseball, basketball, football, or karate camps, and those operating day camps are classified in Industry 7999.

- Boys' camps
- Camps, sporting and recreational
- Dude ranches
- Fishing camps
- Girls' camps
- Hunting camps
- Nudist camps
- Summer camps, except day and sports instructional