



# TOWN OF SAUGERTIES

## ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477  
Tel: (845) 246-2800, ext. 333  
Fax: (845) 246-0461



**December 9, 2019**  
**Meeting Minutes**

**Present:** Jeanne Goldberg, Samantha Dederick, Patti Kelly, Joe Mayone, Henry Rua, & Tim Scott; Alternate

**Also Present:** Paul Andreassen: Town Board Liaison, Alvah Weeks: Town Building Inspector, Kevin Freeman: Zoning Board Secretary

**Discussion:**

- Jeanne called the meeting to order at 5:00pm, followed by the Pledge

**New Business:**

**Sherry Elkind / Puttin Plus**  
**455 Washington Avenue Ext**  
**Saugerties, NY 12477**  
**File #: 19-0013**  
**SBL #:18.1-3-57.100**

- The applicant wishes to repurpose the salvaged structure from the Kiwanis Ice Rink arena to cover the go kart track on the property.
- Cover would be 120ft wide, 225ft deep and 50ft high
- The applicant is asking for an Area Variance of 25ft in front yard, 20ft on left side and 15ft in height
- Jeanne asked for comments from the board
- Patti had questions about the exact property line in conjunction to the neighboring plot known as the Ganti property.
- Applicant stated that they presently have 10' from the track to the fence that they believe marks the property line. The track was built in 1990 and the applicant purchased the property in 1998.
- Henry questioned the scale of the plans stating that it did not appear that there was a 10' setback as drawn.
- Patti questioned the height of the track and how much that might impact the overall height of the structure when erected. It was asked if the existing steel could be cut down to lessen the requested height variance.

- Applicant explained that there was only a 15' interior height and the proposed usage required ventilation for the exhaust of the gas-powered go karts.
- Applicant noted that they are attempting to cover the track to extend their viable season and to compensate for inclement weather noting they lost 46 days due to rain this calendar year.
- Jeanne asked if there was a deadline for quotes and potential action for purchase of the salvaged structure. Applicant indicated that it was available to her but couldn't commit to the project without board approval. Her plan is for Benson Steel to commence construction on 4/1/20.
- Henry suggested that we have some true measurements to make an informed decision.
- Jeanne and Patti inquired if it was possible to have the surveyors recalibrate their drawings. Paul asked if it was possible to have the track itself accurately depicted on the schematics.
- Jeanne asked if the board would have approval to inspect the property. Applicant answered yes, she or her electrician could be contacted to provide access.
- Sam asked if the track was pre-existing. It was built in 1990 and is not considered a structure.
- Paul suggested a possibility of a lot line adjustment by purchasing a 20' adjacent strip on the Ganti side. Applicant said she would inquire about this.
- Kevin gave applicant instructions on the public hearing, scheduled for 1/6/20, including the instructions, 500' map and letters to property owners within that radius..
- Patti made a motion to set a public hearing for the next meeting, 1/6/20 at 7pm at the Greco Senior Center. Jeanne seconded.
- In comments Patti reminded applicant that the board requires accurate measurements and the Saugerties Building department is not responsible for surveying under these circumstances.
- Motion passed unanimously.
- Applicant was recused from the meeting.
- Patti brought up the subject that the track was a non-residential structure.
- Discussion on regulations and bylaws followed with Jeanne citing 67.5c-16 as guidelines. Patti made a motion to accept the proposal with Joe providing a second. Motion passed unanimously.

### **New Business:**

- Jeanne noted that Verizon will probably make the 1/6/20 meeting if they provide requested materials.
- Patti said that Verizon had a meeting with Supervisor Costello and the Fire Department and showed them materials. Supervisor Costello referred Verizon back to the ZBA.

- It was asked if a potential solution would be for someone in an approved industrial area donate land for the proposed tower and make the donation in the name of the fire department.
- Henry noted that Verizon had deemed the surrounding and approved area as insufficient.
- November minutes were voted to approve. Jeanne noted a spelling error, Patti moved to accept with Henry seconding. Motion passed unanimously
- Jeanne formally announced Sam's retirement from the board.
- It was noted that the first ZBA meeting of the year typically takes place before the Town Board meeting where appointments for the ZBA board are approved. It was suggested that in the future the first ZBA meeting be held after the Town Board's.
- Henry will be on vacation for the 1/6/20 meeting. Sam volunteered to extend her term for that meeting.
- Patti motioned to adjourn. Henry seconded. Motion passed unanimously.
- Meeting adjourned at 5:53pm

Respectfully Submitted,  
Kevin Freeman  
ZBA Secretary