



TOWN OF SAUGERTIES

ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477
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ZBA Monthly Meeting August 5, 2013

Present: Jeanne Goldberg, Joe Mayone, Henry Rua, Brian Sawchuk, Samantha Dederick, Donn Avallone.

Absent: Trackside Properties LLC applicant

Also Present: Alvah Weeks, Bruce Leighton, liaison, and Mr. Richard Praetorius.

~ Meeting started at 7:08pm by Jeanne Goldberg.

NEW APPEALS:

1. Winnie, Derek
Saugerties Self Storage
2307 Rt. 32
Saugerties, NY 12477

File#: 13-0014

SBL#: 29.9-3-5.100

-Property located at 2307 Rt. 32

-Property zoned General Business with Gateway Overlay

-Mr. Richard Praetorius from Praetorius and Conrad was present at meeting to represent the applicant Mr. Derek Winnie.

-Mr. Praetorius explained what was submitted to the Zoning Board from his office and asked the Board if they wanted further clarification.

-Jeanne asked the Board if they had any questions for Mr. Praetorius. Donn asked a question regarding the letter submitted by Praetorius and Conrad specifically #4 wouldn't the hardship be for everything in that zoned area and reasoning is because hardship created because of rezoning. Mr. Praetorius said Mr. Winnie was permitted in 2004 to build the Self- Storage Units and in 2008 when the rezoning was done it was now against zoning and with most self-storage units you build, fill, then expand and continue the process and now he cannot. Mr. Praetorius went on to say how in 1989 when zoning was created by the Town of Saugerties that the Town Board allowed for pre-existing businesses to have the ability to get on a list stating that their businesses were there before zoning was created hence having the ability to stay the way they are and to expand if they wished. But in 2008 when the zoning was changed again for some areas that luxury was not given to the businesses that would be affected by the re-zoning. Jeanne made mention that that is something he would have to take up with the Town Board not the Zoning Board.

-Jeanne stated that she does not agree with 3 of the 4 points made in the letter submitted by Praetorius and Conrad.

-Alvah Weeks, Building Inspector, made mention that should Mr. Winnie like he should speak with the Town Board and get on the Pre-existing business list and then come back to the Board and try to get this variance approved. Jeanne felt that was ok but should talk with the Town Board. The remaining Board of Appeals likes this idea.

- Henry agrees with Alvah's point saying people now should be given the opportunity those in 1989 had.

Winnie Cont'd:

- Jeanne made mention that if you proceed with a Use Variance it is a difficult process and that all four (4) requirements MUST be met and as of right now she sees only one being met so that would be an automatic denial.
- Mr. Praetorius is not a fan of Use Variances but he feels that the Town Board route will be the best route.
- Mr. Leighton was at the meeting and he stated that he will bring it to the Town Board once he gets word from the applicant that he wants to proceed.
- Jeanne asked how he would like to leave this appeal – Mr. Praetorius said he is officially asking that the appeal to be put on hold and please not schedule the Public Hearing until further notice.
- Appeal ended at 7:45pm.

2. Trackside Properties Inc.
P. Marie Douglas
738 Neighborhood Rd.
Lake Katrine, NY 12449

File#:13-0015

SBL#: 28.2-3-17.121

- Property located at 894 Kings Hwy.
- Zoned Industrial with Aquifer Protection Overlay.
- Applicant in requesting a Use Variance to have 4 water tanks stored on site for a pool company.
- The applicant did not show.
- Jeanne requested copies of the Order to Remedy and pictures that Alvah Weeks created be given to the Zoning Board for reference.
- Jeanne stated she would email George Redder, esq. to discuss this issue.
- Ended at 7:57pm.

DISCUSSIONS:

1. Jeanne made a request to change the minutes that says Bruce to Mr. Bruce Leighton – motion 2nd by Brian, vote was taken 4-0; Mayone – abstained. Minutes for July approved with one change.
2. All members received their minutes from planning board.
3. No SEQRA's could be determined due to Winnie appeal being put on hold and Trackside Applicant not showing.
4. No Public Hearings could be determined because of putting one on hold and the other a no show.
5. Board reviewed notes that Mr. George Redder sent.

Respectfully submitted,
K. Blundell
ZBA Sect.