

TOWN OF SAUGERTIES
ZONING BOARD OF APPEALS
4 HIGH STREET
SAUGERTIES, NY 12477

Regular Meeting
2008

October 6,

Present: Joe Roberti, Jeanne Goldberg, Joe Mayone, Henry Rua, Brian Sawchuk and Samantha Dederick, Also Alvah Weeks, Jeremy Kane and Nancy Campbell.

PUBLIC HEARINGS

1. 12-08-08 PETER NIEFFER

 28 CHURCHLAND ROAD

 SAUGERTIES, NY 12477

SECTION INVOLVED 5.2 SIDE YARD SET BACK

FOR THE PURPOSE OF MOVING EXTERIOR BASEMENT ENTRANCE

Mr. Nieffer presented green receipts.

Comments: Mr. Louis VanderMark, 7 Churchland Road. In favor of anything Mr. Nieffer wants to do.

Jeanne asked how far the new deck would be above the existing entranceway.

PN: 18 inches. If he moved the entrance to the side and turned it, it would stick 6 to 7 feet out of the ground instead of 3 to 4. And he would have a problem with the entrance into the house. Had considered putting a hole in the new deck over the existing entrance but that is not practical.

Public Hearing closed.

2. 14-09-08 JAMESON / GRECO

 74 LAMB AVE.

 SAUGERTIES, NY 12477

SECTION INVOLVED 5.2 FRONT YARD SET BACK

FOR THE PURPOSE OF INSTALLING A SHED 35 FEET FROM CENTER OF ROAD

Board received a letter from applicants withdrawing appeal. They found another way to do the project.

NEW APPEALS

1. 15-10-08 RONALD EBERLEIN

 16 CLEVELAND ST.

 PEARL RIVER, NY 10965

PROPERTY LOCATED 127 ESOPUS CREEK ROAD

SECTION INVOLVED 5.2 FRONT YARD SET BACK

FOR THE PURPOSE OF CONSTRUCTING A PORCH 39'8" FROM CENTER OF ROAD

Mr. Eberlein present.

Removing existing house and putting in a new modular on the existing footprint. The new house is smaller than the existing house. Applicant is matching the rear line of the footprint which makes the front wall 4 feet shorter than the existing. Wants to put a 6 x 8 porch which will extend 2 feet beyond the existing house.

Public Hearing set for November 3. Applicant given information.

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2. 16-10-08 WILLIAM CADDEN

 20 BLUE HILLS DRIVE

 SAUGERTIES, NY 12477

SECTION INVOLVED 5.2 FRONT YARD SET BACK

FOR THE PURPOSE OF INSTALLING A SHED 33' FROM CENTER OF ROAD

Mr. Cadden present

Filed for a building permit but did not mark the streets. Has 2 front yards. Upon inspection after work had started, found the proposed shed was in a front yard. Stop work order issued. Was ready to pour floor. No one lives directly across the street. He has a gully behind the house. Shed would be 10 X 16. Needs an 18' variance. Public Hearing scheduled for Nov. 3. Applicant given information with a warning that he would have over 80 notices to send out.

OLD BUSINESS

1. 11-07-08 HELEN FRANCELLO

CONTINUED PUBLIC HEARING

Mr. Tom Francello read a statement.

Brian interrupted and asked what Tom's comments had to do with the question.

TF: Nothing

BS: You misquoted Win One for Jesus from an e-mail regarding funding.

Discussion followed.

Mr. Mahon, attorney for Win One for Jesus, made a statement. Felt it was unfair to the board and to his clients for Mr. Francello to re-hash all the Planning Board had heard previously.

Mr. Francello questioned Win One for Jesus on the definition regarding infirmed, the receiving of personally care, supervision and services and the funding.

Mr. Mahon explained the home was for women who were infirmed with infirmed meaning needing personal care, supervision and services. They were exempt from state licensing and they had a 501(c)(3) exemption from the Internal Revenue Service so they are able to collect funds as any not-for-profit organization.

The board had received a copy of the Provisional Certification Certificate from Teen Challenge dated September 2008.

Clients might be able to apply for social services.

There would be 1 staff on at night, 2 or 3 during days and 1 or 2 evenings.

Clients would be allowed supervised visitation

Random drug test would be done. Will have a no tolerance policy. Positive testing would mean transfer to another program

Clients would stay 6 months to 1 year. Woman could have a child between 0 and 3 years of age.

Winning Circle is a separate program, non residential.

They have been going to local courts to get known as an organization that helps women. And they are becoming known with county services.

Jeanne requested something in writing from OASAS stating Win One for Jesus does not need a license.

Public hearing closed on Motion of Jeanne seconded by Joe M. with the understanding that as soon as Mr. Mahon receives information from OASAS or finds something in his file he would forward it immediately. 5/0

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2. 13-08-08 STEVEN BALAZS

Applicant sent out 22 notices of public hearing and should have sent out over 80. Secretary to send a letter that if he wished to go forward with this appeal he would have to appear before the board on Nov. 3 to schedule another public hearing. Motion by Jeanne seconded by Joe M. 5/0

DECISION

1. 09-07-08 GUARDIAN

Joe Mayone left table and Samantha Dederick joined board.

All wall signs are facing 9W, 3 to the west and 1 to the south.

Law allows 2 signs per road frontage, only 1 of each type.

Town is making an effort to enforce existing sign laws.

Motion by Samantha seconded by Henry that the Order of the Code Enforcement Officer was not issued in error and the appeal is denied. Roberti, Goldberg, Dederick, Rua and Sawchuk – yes.

DISCUSSION

1. Minutes for September approved on Motion of Joe R. seconded by Jeanne 5/0

2. Received draft planning board minutes for September
3. Budget. To date ZBA had not received any request for budget numbers. Discussion held. Nancy to take care of it.
4. Vouchers: Eileen wants separate vouchers for each member.
5. Received notice for briefing breakfast Oct 23 at Holiday Inn, Kingston by Bond, Schoeneck & King. Purchase & Transfer of Development Rights.
6. Received notice of Wallkill Valley Land Trust Conference Nov. 8 @ UCCC
7. Received notice of Putnam County Soil & Water Conservation District Oct 29

Motion by Joe R. seconded by Jeanne to go into executive session for the purpose of discussing personnel. 5/0

Motion by Joe R. seconded by Joe M. to end executive and resume open session. 5/0

Discussion about getting legal advise regarding the Francello appeal. Secretary to set up a meeting with John Vagianelis or George Redder.

Next meeting November 3, 2008 at 7 pm at Frank D. Greco Senior Center

Meeting adjourned on Motion of Joe M. seconded by Henry. 5/0