

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

REGULAR MEETING

APRIL 4, 2005

Present: Dan Ellsworth, Dick Conley, Jeanne Goldberg, Bill Geick and Henry Rua.

**NEW APPEALS**

1. 01-04-05

LEO AND SANDRA REINHARD  
128 BARCLAY LANE, BARCLAY HEIGHTS  
SAUGERTIES, NY 12477

SECTION INVOLVED 5.1 BULK REGULATIONS SIDE YARD SETBACK  
FOR THE PURPOSE OF BUILDING A GARAGE 3' FROM LINE

Mr. and Mrs. Reinhard representing. Property is 162 x 179. Garage would be 14 x 24. There is an in-ground pool in back yard. House (Riozzi) on side is approx 10 feet from pole. Black top driveway goes down side of house. Houses in that area are close. Needs 12 foot variance. Evergreen bushes separate neighbor by 5 to 7 feet.

Public hearing scheduled for May 2, 2005. Applicants given information.

2. 02-04-05

MING ZHU  
3127 RT 9W, BARCLAY HEIGHTS, WENTON HOTEL.  
SAUGERTIES, NY 12477

SECTION INVOLVED 5.1 BULK REGULATIONS REAR YARD SET BACK  
FOR THE PURPOSE OF ADDING 3 UNITS

Matt Mason representing.

Is in GB zone. Coverage would be 27.5%. There is no other place to expand. Backs up to a residential zone. Back yard has small garage. There is a covered passage approx 5 feet wide down either side. Back yard is empty except for some gardening. There is a wooden fence on 3 sides.

Discussion with board to see if there was any other practical arrangement.

Public hearing scheduled for May 2. Mr. Mason given information.

3. 03-04-05

TIM LARSON  
104 PARK PLACE, WEST SAUGERTIES  
SAUGERTIES, NY 12477

PROPERTY LOCATED AT 5 AND 9 HIDEAWAY LANE  
SECTION INVOLVED 5.1 BULK REGULATIONS SIZE OF LOT  
FOR THE PURPOSE OF SUBDIVIDING INTO 2 UNDERSIZED LOTS

Mr. Larson representing.

Two houses exist on one lot. Wants to subdivide to sell houses separately. Has redone both houses. Property is 1.207 acres. Needs 1 acre for each house.

After discussion with board, applicant verbally withdrew appeal. He is to send a written withdrawal to the Building Department to receive application fee back.. Mr. Larson to explore other options and will reapply if he needs to.

**OLD BUSINESS**

1. Mr. and Mrs. Robert Dederick appeared before the board with some questions regarding the Blanche Duffy / Seth Levine situation. There is some question regarding the legality of the well

and septic on the Levine property and who is the official decision maker in the case. Motion made by Henry seconded by  
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Jeanne to write to the U.C. Board of Health and ask for clarification. The Duffy decision required Board of Health approval of the Levine well and septic. Therefore the ZBA wants a statement from the Board of Health that the Levine well and septic meet Board of Health requirements. Motion passed 5/0

### **DISCUSSION**

1. Minutes for January 31, approved on Motion of Jeanne seconded by Bill 4/0
2. Planning Board minutes for February and March received.
3. Mr. Macarille suggested the ZBA might wish to order the book "The Latest Illustrated Book of Development Definitions" It was decided to order two copies.
4. Governing rules: Under section 6.4 it was decided to accept option #B. Proceeding for public hearings  
(A) the green receipt cards are received (B) chairman shall give a statement of the case (C) floor is opened for any and all to speak as recognized (D) reading of any correspondence and reports received (E) close public hearing. Adopted on Motion of Dick seconded by Jeanne 5/0
5. Invitation received to "A review of Housing Challenges in Ulster County" presented by the U.C. Housing Consortium at U.C.C.C. April 19 from 7 - 9 pm at the student lounge.
6. Received notification of two seminars by the U.C. Planning Board at the Legislative Chambers, County Office Building.  
April 28, 7-9:30 pm "Integrating Transportation and Land Use Decisions."  
May 16, &-9:30 pm "Subdivisions & the County Health Department."

Next meeting May 2, 2005 7 pm at the Frank D. Greco Senior Center.

Meeting adjourned on Motion of Jeanne seconded by Dick.