



# TOWN OF SAUGERTIES

## ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

Tel: (845) 246-2800, ext. 333

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**April 1, 2019**  
**Meeting Minutes**

**Present:** Jeanne Goldberg, Samantha Dederick, Joe Mayone, Patti Kelly, and Tim Scott

**Also Present:** Alvah Weeks: Town Building Inspector, Kevin Brown: Assistant Town Building Inspector, Paul Andreassen: Town Board Liaison, Kim Smith: Zoning Board Secretary, John Greco: representing the Town Board and Building Department as the Town Attorney, George Redder: Attorney for Town of Saugerties Zoning Board of Appeals, Dan Schuster Town of Saugerties Planner, Joseph Mihm Town of Saugerties Engineer, Jeffrey Zahn, Joseph & Rachel Karolys, Melvin T. Higgins, Esq. representing Mr. & Mrs. Karolys, Teresa: court stenographer, and numerous members of the local community

**Absent:** Henry Rua

**Discussion:**

- Jeanne called the meeting to order at 7:13pm
- Pledge started by Joe Mayone
- Jeanne designated Tim Scott to join the board in Henry Rua's absence
- Tim accepted

**New Business:**

Jeffrey Zahn  
847 Blue Mountain Rd  
Saugerties, NY 12477  
File #: 19-005  
SBL #: 8.3-7.2

- This property is zoned Low Density Residential – Sensitive Area Overlay
- The applicant wishes to subdivide a 55 acre lot into 3 parcels
- Application for Area Variance as the proposed subdivision has two of the three lots with less than the 4 acre minimum required by Zoning Law
- Jeanne explained that this appeal does not require a Building Inspector denial as the applicant has already gone before the Town Planning Board on February 25, 2019, and was told by the Planning Board that he has to appeal to the Zoning Board before they are able to make a decision.

- Mr. & Mrs. Zahn explained that the two small lots are preexisting non-conformed lots with no new construction
- The proposed two 2 acre lots allow the parcels access to the road and covers the septic fields for the existing houses on the properties without infringing on the septic field from his residence, and allowing the Zahn's to retain access to the creek.
- The applicants wish to subdivide in order to sell the two houses, and no longer be landlords.
- Patti advised that what the Zahn's are asking for is a 100% extension
- Sam mentioned the possibility to take 6-8 acres of the wetlands on the property to put in Permanent Conservation Easement to account for some of the 4 acres required by Zoning Law.
- Jeanne advised that the map of the subdivision will need to be redrawn to make the best attempt possible to meet the required 4 acres. She asked that map be ready for our next meeting on May 6, 2019.
- At this point in the proceedings the motion was made by Patti and seconded by Tim, and unanimously accepted to set the Public Hearing for the Zahn's appeals for 7p.m. on May 6, 2019 at the Senior Center. The applicant was given, by the ZBA Secretary, lists of names and addresses, maps and sample letters to notify property owners within 500 feet of the properties of the Public Hearing as required by the Zoning Law.
- A motion was made by Sam to set SEQR for the Zahn Appeals as Type II 617.5 (c) 17, Jeanne 2<sup>nd</sup> the motion
- Vote taken to set SEQR, 5-0 in favor

**Old Business:**

John Blundell/Angelo Ferrono  
 58 Finger Hill Road  
 Saugerties, NY 12477  
 File #: 18-0012  
 SBL #: 17.4-2-21, and 17.4-2-25

- Mr. Blundell was not in attendance at the meeting
- The board will wait to hear from applicant to proceed

John Denier & Randy Richers  
 2891 Route 32  
 Saugerties, NY 12477  
 File #: 18-0011  
 SBL #: 17.2-5-24

- Mr. Denier & Mr. Richers were not in attendance at the meeting
- The board will wait to hear from the applicant to proceed

Dennis Lazaroff  
RE: Landowners of Sportsman Club  
50 Quarry Road  
Saugerties, NY 12477  
File #: 18-0005  
SBL #: 8.4-2-1.111

- Mr. Lazaroff was not in attendance at the meeting
- The board will wait to hear from applicant to proceed

**Note: At this point the court stenographer began to record the meeting. The court stenographer's recording ended at the conclusion of the Public Hearing part of the meeting. The 130 page transcript by the court stenographer may be viewed upon request at the Town Building Department.**

**Public Hearing:**

Joseph & Rachel Karolys  
1446 Route 212  
Saugerties, NY 12477  
File #: 19-0001  
SBL #: 27.2-5-3.321

- Mr. & Mrs. Karolys have applied for an Interpretation of the determination of the Town Building Inspector in issuing a Stop Work Order.

Rachel Karolys  
Property: 90 Goat Hill Rd  
Saugerties, NY 12477  
File #: 19-0002  
SBL #: 27.2-5-40.300

Joseph Karolys  
Property: 33 Fel Qui Rd  
Saugerties, NY 12477  
File #: 19-0003  
SBL #: 27.4-6-5.340

Joseph Karolys  
Property: 43 Fel Qui Rd  
Saugerties, NY 12477  
File #: 19-0004  
SBL #: 27.4-6-5.350

- Public Hearing started at 7:34pm
- Mr. Greco spoke on behalf of the Town of Saugerties
- Mr. Higgins was present to represent Mr. & Mrs. Karolys, and he spoke on their behalf

- 27 Saugerties residents spoke at the Public Hearing
- At 10:02pm Patti made a motion to close the Public Hearing, seconded by Joe, a vote was taken and unanimous all in favor to close the Public Hearing, 5-0

**Discussion:**

- A motion was made by Patti at 10:05 pm to accept the March 4, 2019 ZBA Meeting Minutes, 2<sup>nd</sup> by Tim
- Vote taken to approve March 2019 meeting minutes as written, 5-0 in favor, March minutes approved.
- A motion was made by Patti at 10:05 pm to accept the March 26, 2019 ZBA Special Meeting Minutes, 2<sup>nd</sup> by Sam
- Vote taken to approve special meeting minutes as written, 5-0 in favor, March Special Meeting minutes approved.
- The board recognized that everyone received the last Planning Board meeting minutes
- Patti made a motion to adjourn the meeting, seconded by Joe, vote taken 5-0 in favor
- Meeting ended at 10:06 pm

Respectfully Submitted,  
Kim Smith  
ZBA Secretary