



# TOWN OF SAUGERTIES

## ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

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### ZBA Monthly Meeting November 5, 2012

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

**Absent:** Liaison, Bruce Leighton.

**Also Present:** Alvah Weeks, Jr., Building Inspector, Mario Tagliaferro, Frank Fabiano.

~ Meeting started at 7:06pm by Jeanne Goldberg.

#### **New Appeal(s):**

1. Mario Tagliaferro  
P.O. Box 691  
Glasco, NY 12432

File#: 12-0009

SBL#: 29.46-3-15

- Appeal started at 7:07pm.
- Mario Tagliaferro (applicant) was present at meeting.
- Jeanne read what the applicant would like to do, she asked if that is in-fact what will be done, applicant stated yes.
- Alvah Weeks, Building Inspector stated that he needs a 10'-6" Front Yard Area Variance and a Total Area Variance of 208.4sq.ft. to comply with the Undersized Lot portion of the Zoning Law Section 9.3.2.
- Henry asked if the plans submitted are the plans he is going by and if so where is the two car garage going. Mario stated that yes they are the plans and no, he is not doing the two car garage. Henry asked that when he comes back in December for his Public Hearing that he brings new plans changing that.
- The applicant requests at 10'-6" front yard area variance and an area variance of 208.4' to comply with being an undersized lot, make it a legal undersized lot.
- Brian asked him why this house, why this size and why on this property.
- The applicant stated that he likes the idea of this house and should he ever build or buy in a new location he could always rent this out for extra income. He also stated that he takes care of his parents so he wants to be close and on his own. He also mentioned that he wants the residence bigger than the existing residence because it fits his needs better than the size of the house now and he wants a new house because the existing one is too old and needs too much work.
- Jeanne asked where the driveway is for this property. She was shown on the map provided.
- Jeanne asked the Board if they had any more questions – no.

## **Tagliaferro Cont'd:**

- Jeanne asked the applicant if he would mind if the Board visits the property to get a better idea – no he did not.
- Sam mentioned that he may not need a front yard area variance due to it being a flag lot. Brian agreed.
- The Board looked into this and due to the fact that the Applicants property fronts Geneva St. the applicant has plenty of room to comply with the Front Yard Setbacks for High Density Zoning and no longer needs this variance. The applicant now only needs an Area Variance of 208.4. A motion was made by Brian and 2<sup>nd</sup> by Henry stating that the applicant does not need a 10'-6" Front Yard Area Variance. Vote was taken and all members were in-favor 5-0.
- Applicant was given all information for his Public Hearing that was scheduled for December 3, 2012 at 7pm.
- Secretary will send him, via email, a new hand-out with new appeal on it. (Emailed on 11-7-12, confirmed on 11-13-12 that it was received).
- Appeals meeting closed at 7:30pm.

2. Om Sai Ram Inc./Saugerties Community Church  
Pastor Frank Fabiano  
P.O. Box 206  
Glasco, NY 12432

File#: 12-0010

SBL#: 18.1-4-19.200

- Appeal started at 7:31pm.
- Applicant Frank Fabiano was present.
- Applicant wishes to place a sign 5' x 10' on the property located at 2778 Rt.32.
- Applicant needs an 18sq.ft. area variance for his new sign to replace the existing sign.
- The applicant, Mr. Fabiano gave the Board a letter from the Owner of Howard Johnson's/Om Sai Ram, Sam Patel, stating that he has permission to do this project.
- Jeanne asked him why he wants to do this.
- The Applicant stated that he has a drainage ditch in-front of his building that is low and it blocks him from placing the sign where he would like to put it so since he has to be farther back he needs a larger sign so people traveling up and down Rt.32 can see what they are. He would like to have the sign bigger so he can stretch out what he wants written on the sign. The letters will be permanent, nothing interchangeable. It will be made out of aluminum and be lighted.
- Jeanne asked that by December 3<sup>rd</sup>'s meeting that he have a picture of the sign.
- Sam asked if the new sign will be perpendicular to the road and written on both sides. Yes it will be.
- Jeanne asked if he minded if the Board made a trip to see. No he does not.
- Public Hearing was scheduled for December 3, 2012 at 7pm.
- Applicant stated that there is one pole still in the ground and will leave it up until his variance is decided on.
- No more questions.
- Appeal closed at 7:45pm.

**OLD BUSINESS:**

Pellegrini, Gianfranco  
16 Arthur Ln.  
Saugerties, NY 12477

File#: 12-0001  
SBL#: 17.2-5-36

- Property located at 2769 Rt.32 also known as the Wynkoop House.
- Applicants have yet to bring anything to the Planning Board or the Zoning Board requesting any new action.
- Board agreed to keep it on the Agenda until further notice.
- Jeanne asked the Board if they had an issue leaving it open still, no.
- Donn made mention that there is a new realtor's sign on the property.

**PENDING BUSINESS:**

1. Newburgh Garden Corp.  
P.O. Box 1107  
Beacon, NY 12508

File#: 12-0004  
SBL#: 18.1-1-26

- Property located on Peoples Rd. on the Rt.32 side.
- Applicants wish to build a senior residence on the property.
- Received letter from Applicant's attorney to be placed on hold, Board has agreed.
- Board will send letter to Applicants regarding the Long Form EAF for the SEQRA Determination and for a time frame of how long the Board is to wait.
- Board agreed to leave appeal on the agenda.
- No further comments.

2. Jeanne & Robert Schuman  
3185 Rt. 9W  
Saugerties, NY 12477

File#: 12-0007  
SBL#: 29.5-1-11.310

- Property located at 3185 Rt.9W.
- Applicant currently requesting a variance for a second sign on the property listed above but has not defined what type of appeal he is asking for.
- Applicant did not bring anything into the Building Dept. like requested before the deadline for the November 5<sup>th</sup>'s meeting.
- Board will send letter to applicant with deadline on it.
- Take off Agenda due to the fact that an Appeal was never accepted by the Board at original meeting from September.

## **DISCUSSIONS:**

1. A motion made by Brian to accept the minutes from October's meeting as written and the motion was 2<sup>nd</sup> by Joe. Vote was taken, all in-favor. Minutes approved 5-0.
2. All members received the minutes from Planning Board.
3. SEQRA Determinations:
  - a. 12-0009 – Brian made the motion to set this Appeal's SEQRA as a Type II 617.5(c)(13) Area Variance for Residences which was 2<sup>nd</sup> by Henry. A vote was taken, all in-favor 5-0.
  - b. 12-0010 – Brian made the motion to set this Appeal's SEQRA as a Type II 617.5(c)(2) which was 2<sup>nd</sup> by Joe. A vote was taken, all in-favor 5-0
4. Board discussed their class they would be attending on Nov.8<sup>th</sup> in Hyde Park.

~ Joe made the motion to adjourn the meeting which was 2<sup>nd</sup> by Brian, vote taken all in-favor. Meeting ended at 8:29pm.

~ The next meeting will be held on December 3, 2012.

~ The Board wishes everyone a Happy Thanksgiving.

Respectfully submitted,  
Kathleen Blundell  
ZBA Sect.