



TOWN OF SAUGERTIES

ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

Tel: (845) 246-2800, ext. 373

Fax: (845) 246-0461



ZBA Monthly Meeting January 7, 2013

Present: Jeanne Goldberg, Samantha Dederick, Donn Avallone.

Absent: Henry Rua, Joe Mayone, Brian Sawchuk

Also Present: Alvah Weeks, Bruce Leighton, and Pastor Frank Fabiano.

~ Meeting started at 7pm by Jeanne Goldberg.

~ Jeanne asked Donn, the alternate, to join the meeting to make a quorum and Donn accepted.

~ Jeanne explained to Bruce why the Board held over the Public Hearing.

Public Hearing Continuation:

Saugerties Community Church/Om Sai Ram Inc.
Fabiano, Frank (pastor)
P.O. Box 206
Glasco, NY 12432

File#: 12-0010

SBL#: 18.1-4-19.200

- Property located at 2778 Rt. 32.
- Public hearing was continued over from December 3, 2012's meeting at the request of the Board and with the permission of the Applicant.
- Public hearing started at 7:01pm.
- Applicant was present at meeting. No one from public was present.
- Jeanne explained to Mr. Fabiano what the outcome of the Ulster County Planning Board was and that once the Board makes a decision they are to notify the Ulster County Planning Board. The Ulster County Planning Board had no objections to the Town Zoning Board approving this request.
- Jeanne asked the Board if they had any questions.
- Donn asked that since the applicant leases the building he is aware that the variance goes with the property and not the church. Donn also asked about another sign on his property that is for the Howard Johnson's Hotel and that is it on the applicant's property or the property of the Hotel. After much discussion it was determined to be on Howard Johnson's property.
- Jeanne asked Mr. Fabiano how long he has been a tenant at this building/site. He will be there in that building for 7 years this February 2013. However, before that he was inside the Hotel for 6 years so a total of 13 years at Howard Johnsons.

Public Hearing Continuation Cont'd:

- Jeanne asked if they planned on staying there for as long as they could. He would like to, the applicant also stated that the church owns property on Churchland Ln. but has no money to build what they would like. He has also looked into other locations and nothing he finds suits his needs like the building he is in now and since the owner of the Hotel is so accommodating and nice he does not see himself or the church leaving anytime soon.
- Jeanne asked if they are yearly or month to month with regards to the lease agreement.
The applicant stated he is a month to month.
- The applicant was asked if he occupies the entire building – no just the front portion.
- The Board stated again that the variance goes with the property and not the applicant. The applicant understood.
- The applicant stated that the reason the sign is so big is because of the name of the church. He also figured that since the variance went with the property should he ever leave the new tenant could benefit from this sign variance. In his opinion, a larger sign is needed due to the speed on that road and in order for anyone to see what is in the building you need a larger sign.
- The applicant said that if the Board deems it necessary to give him a smaller variance he will take it but he'd really like the one he is asking for. His church will not live or die without the variance/sign. He also stated that in the spring he will affix a cross to the side of the building and into the ground to help people realize it is a church.
- Jeanne informed the applicant that there would not be a decision tonight because she would like a full Board. Jeanne asked if it was ok with the applicant if they held off until February's meeting for the decision. The applicant, Mr. Fabiano, said not a problem because he has to wait for the snow to go and for the ground to thaw.
- The applicant was told that once the decision was granted that the Board has 5 business days to get him the decision in the mail and that the Board is allowed 62days to make their decision.
- Public Hearing was closed at 7:39pm.

Old Business:

1. Gianfranco Pellegri
16 Arthur Ln.
Saugerties, NY 12477

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

- Property located at 2769 Rt. 32 known as the former Wynkoop House.
- This appeal has been on the Agenda since 3-5-12. The Board agreed that it is time to ask them what they would like to do.
- Jeanne stated that she will write a letter and get it to the secretary to mail out.

OLD BUSINESS CONT'D:

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

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

- Property located on Peoples Rd.
- Would like to build a senior residence
- The Board has had no contact nor has anyone from the project attended any meetings since.
- The Board agreed to leave the appeal on the Agenda until further notice.

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

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

- Board agreed to leave on Agenda until further notice.

Discussions:

1. Sam made the motion to accept December 2012's meeting minutes as written, Donn 2nd the motion. A vote was taken all were in favor 3-0. Minutes were approved.
2. The members received their Planning Board minutes.
3. Nothing extra was discussed.

~ Donn made the motion to adjourn the meeting which was 2nd by Sam. A vote was taken and all were in favor 3-0.

~ Meeting ended at 7:58pm.

~ The next meeting will be held on February 4, 2013.

Respectfully submitted,
Kathleen Blundell
Sect. ZBA

