

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

REGULAR MEETING  
2008

SEPTEMBER 8,

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

Chairman Roberti read a statement from Joe Mayone, " Since I own property within 500 feet ( of the Guardian property) I feel I must recuse myself.

The Chairman then invited Samantha to sit in his place.

**PUBLIC HEARING**

1. 09-07-08            GUARDIAN SELF STORE  
                                 80 WASHINGTON STREET  
                                 POUGHKEEPSIE, NY 12601

PROPERTY LOCATED AT 327 GLASCO TURNPIKE

SECTION INVOLVED 4.2.8 SIGN REGULATIONS

FOR THE PURPOSE OF PROTESTING ORDER TO REMEDY FOR THE NUMBER OF SIGNS.

Mr. Richard Olson, Esq. of McCabe and Mack and Mrs. Kelly Redl-Hardisty presented green receipts.

Mr. Olson submitted a supplement to the appeal. They had been requested to file for sign permits and were denied two. Appeal now asking for a variance for the two signs. Applicant felt that since they had submitted a site plan showing all the signs, which was approved, and they were granted a building permit on that site plan, the signs were also permitted. They also presented a quote for the original two signs and a quote to take them down. Since the signs are letters fastened directly to the siding, that would also have to be replaced. They have a temporary c/o for the use of the building.

Brian noted that when Mrs. Redl-Hardisty filed for a building permit in 2002 on the original buildings, she included a sign permit. How could she say she was unaware of the need for a sign permit when she filed for the current building permit ?

Mrs. Redl-Hardisty stated she didn't remember. That she had spoken to Mr. Creen, but she may have misunderstood what he said.

No public comment.

Public Hearing closed.

2. 11-07-08                    HELEN FRANCELLO  
    P.O. BOX 194  
    GLASCO, NY 12432

PROPERTY INVOLVED AT 2171 RT. 32, GLASCO

FOR THE PURPOSE OF PROTESTING THE CODE ENFORCEMENT OFFICER'S CLASSIFICATION OF WIN ONE FOR JESUS AS A RESIDENTIAL CARE FACILITY.

Mr. and Mrs. Francello representing and presented greet receipts.

Mrs. Francello asked the Board to look at the definition and see if this project fit the description in whole or in part. If in part was that enough to satisfy the description. Especially the word " infirmed".

Mr. Francello presented a petition signed by neighbors. Also two e-mails from Doug Lance of Teen Challenge stating Teen Challenge does not fund or oversee the program.

He also presented definitions of Residential Care Category from the Department of Labor and from NAIDS(?) He is afraid of setting a precedent.

Minutes  
8, 2008

pg 2

September

WIN ONE FOR JESUS was represented by Mr. Richard Mahon, Esq. from Tarshis, Catania, Liberth, Mahon & Milligan. He objected to the Zoning Board being asked to act as a secondary Planning Board.

Most of the issues being raised are Planning Board issues and not applicable to the question at hand.

The application has not changed. The only issue before the Planning Board was the issue of needing a state license. It was determined that because there was no active alcohol or substance abuse treatment going on, a state license was not required. The women that will be at the house have all completed a treatment program and are now ready to main stream back into society. There will be counseling available for normal living.

#### COMMENTS;

1. Al Carney- 1246 Rt. 32 - Who will have control. Sounds like a boarding house. Who will review each year.
2. Charlie Mayone: Is there a limit to the number of these within an area.
3. Barbara Maskell: - 2115 Rt. 32 - If the women are in a house without a treatment, what stops a relapse.
4. Denise Barret: If client goes into relapse, what happens. Who monitors visitors
5. Helen Cashara: - 2172, across the street - Who funds the program

6. Brian Sawchuk - What is the difference from a boarding house.

7. Jeanne Goldberg – Does Win One for Jesus have a new Conditional Certification. Would like a copy of purposes, goals, by-laws and objectives.

8. Win One for Jesus – has a no tolerance policy, clients or visitors. Women have to apply for the program. Have to have completed treatment. Have to have recommendations. Must want to be there with the rules of the facility.

Motion made by Jeanne seconded by Brian to extend public hearing until October 6, to give time to receive the requested materials. Roberti, Goldberg, Sawchuk and Rua Yes. Mayone absent.

3. 13-08-08                    STEVEN BALAZS  
  
    9 HIGHLAND COURT  
  
    SAUGERTIES, NY 12477

SECTION INVOLVED 5.2 FRONT YARD SET BACK

FOR THE PURPOSE OF BUILDING A GARAGE 34 FEET FROM CENTER OF ROAD.

Mr. and Mrs. Balazs representing and presented green receipts. 22 notices sent out.

COMMENTS:

1. Robert Brunetti – 10 Highland Ave.- directly across the street. Absolutely opposed. All the houses are set back from the street, basically in a row and this garage will stick out in front of the house. Has been all over Barclay Heights and has not seen any place where a garage sticks out in front of the house. Push the garage back and make it smaller if necessary.

Steven: Pushing the garage back would cover 2 ½ of the 3 windows on that side of the house.

Existing attached garage contains entrance to basement and they plan to convert it into living space so they can access the basement from inside house.

Public Hearing closed.

Minutes  
8, 2008

pg 3

September

**NEW APPEALS**

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 representing

Wants to move entrance way to put a deck on the back of the house He also needs to move his oil tank in the basement which would put it in front of the existing entrance. House was burned and is being rebuilt with a second story added and a redesign of the first floor.

Public Hearing scheduled for October 6. Applicant given information

2. 14-09-08            PAUL JAMESON AND DONNA 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.

Donna Greco representing. Property has a hill and cannot move the shed back without taking down a lot of trees and doing blasting. Shed is not visible from adjacent neighbors.

Public Hearing scheduled for Oct. 6. Applicant given information

### **SEQR**

1. St. John's Type 2 on Motion by Brian seconded by Jeanne 4/0
2. Guardian - Type 2 on Motion by Jeanne seconded by Joe R. 4/0
3. Francello - Type 2 on Motion by Jeanne seconded by Henry 4/0
4. Balazs - Type 2 on Motion by Jeanne seconded by Joe R. 4/0
5. Nieffer - Type 2 on Motion by Jeanne seconded by Joe R. 4/0
6. Jameson/Greco – type 2 on Motion by Jeanne seconded by Joe R. 4/0

### **DECISION**

1. St. John's:

The new sign would make is safer to read by traffic. Would fit in with the character of the neighborhood. Would not have and adverse effect or impact on the physical or environmental conditions in the neighborhood. The requested variance is minimal.

Motion by Brian seconded by Jeanne to grant variance. Roberti, Goldberg, Rua and Sawchuk – yes. Mayone absent. Motion is passed and applicant is allowed to put requested additions on sign.

### **DISCUSSION**

1. Minutes for August approved on Motion by Jeanne seconded by Joe R. 4/0
2. Draft Planning Board Minutes for Aug. received
3. Jeanne presented info from Association of Town's conference in July
4. NYPF applications. No one going at this time.

Next meeting October 6, 2008 at 7 pm at Frank D. Greco Senior Center.

Meeting adjourned on Motion of Jeanne seconded by Joe R. 5/0