



TOWN OF SAUGERTIES

ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

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ZBA Monthly Meeting March 5, 2012

Present: Brian Sawchuk, Samantha Dederick, Donn Avallone.

Also Present: Alvah Weeks, Jr., Bruce Leighton, Dan Graap, Rita & George Beisel, Chris DiChiaro, Franco Pellegri, Bipen Patel, and Rich Praetorius.

Absent: Jeanne Goldberg, Henry Rua, and Joe Mayone.

~ Meeting started at 7:04pm by Brian Sawchuk (Vice-Chair).

~ Brian asked to have Donn Avallone (Alternate) enter into the meeting due to the fact that members were absent and quorum was needed to hold the meeting.

Public Hearing:

Graap, Daniel
18 Hanover Cir.
Mahopac, NY 10541

File: 11-0009

SBL#: 9.3-5-8

- Property located at 151 Patterson Rd. in the hamlet of West Camp.
- Public Hearing was continued from February's meeting starting at 7:05pm.
- Chris DiChiaro approached the Board with the New Appeal that the applicant submitted on 2/27/12 and Board members were given.
- Brian stated that the Board should have a new Public Hearing because of the new submission. Sam and Donn felt that since the Public Hearing has been open since December 2011 that there is no reason to hold a new Public Hearing.
- The new application has changed the variances being requested. The applicant is no longer asking for two variances but only one now. The Applicant is just seeking the 18' variance on the proposed side yard setback or Southwest portion of the lot making the structure to be built only 12' off the property line.
- The applicant is no longer proposing that the residence is going to be built past the non-conforming portion of the lot that is near the right-of-way that has been in question since the beginning of this appeal.
- Sam asked if this would be the end, no more changes, no more Public Hearings needed, that the Board will vote on this and only this. Applicant agreed, he just wanted it to be easier and over with to move on.
- Brian stated that this is the 5th meeting and 4th Public Hearing and that the Board agrees that this will be the last Public Hearing on this variance request.
- Brian asked that the public that was in attendance for the Graap Appeal to come forward so they could see the new plans that were submitted and to ask any questions that they had. Mr. & Mrs. Beisel came forward to review the items.
- Chris DiChiaro showed and explained the information at hand to the Beisel's. Chris told them that they will be making the house smaller in square footage and no longer be asking for a variance on the road side of the lot.
- Board asked how far off the Beisel's house is to the property lines, they responded 10'.

Graap Public Hearing Cont'd:

- Chris said that the Graap's house would be 12' off the property line therefore, making it 22' between the houses.
- The Beisel's got a variance as well to construct their home back in March of 2003.
- Board informed the Beisel's that because of their variance they have contributed to the issue at hand. Because of them being closer to their property line that is why they will feel the house that the applicant wants to build will be right ontop of them.
- The Beisel's are concerned about the size of the house and the drainage/run-off this house will create and how it will affect their home and land.
- Mr. Graap stated that the house will now be 3400 square-feet.
- Mr. Besiel asked where the AC Units and Gas/Oil/Propane Tanks will be located.
- Chris stated that at this point they are not sure but once all steps are done and should they be granted the plans will be drawn up to show everything.
- Mr. Beisel asked again about the drainage and Chris stated that by building this new house the drainage will improve because they will reconfigure it and tie in the Beisel's drainage with their drainage and they will no longer have any issues.
- Chris gave a letter to the Board from Mr. Graaps uncle. (Sect. is in need of a copy of that letter for the file) and gave a copy of the "New Appeal" to the Beisel's to keep.
- Sam asked for a motion to close the Public Hearing.
- Brian asked that it remain open until the Beisel's had a chance to review the new appeal and have time to ask questions. All were ok with this.
- At 7:26pm the Public Hearing was put on hold per Brian and the applicant was ok with this.

NEW APPEAL:

GianFranco Pellegrini
16 Arthur Ln.
Saugerties, NY 12477

File#: 12-0001

SBL#: 17.2-5-36

- Appeal opened at 7:26pm.
- Mr. Richard Praetorius was there representing the project for Franco Pellegrini and Bipen Patel who were also present.
- Property located at 2769 Rt. 32 also known as the former Wynkoop House.
- Request a Side Yard Variance of 7'-6" in order to construct a Motel/Hotel on the property behind the former residence.
- The new building will have 70 to 75 rooms.
- Mr. Praetorius gave background on this project and stated that the applicants first went to the Building Department and the application to construct was denied because it needed to go in-front of the Historic Preservation Committee due to the fact that the applicant needs a "Certificate of Appropriateness" in order to build this new structure. The applicants then met with the Historic Preservation Committee and they asked that instead of having the new building be straight on they wanted it parallel to the existing building so it "flowed" better. Due to the fact that the Committee requested that it created the need for the variance (maps were shown).
- Board asked if there were more detailed drawings.

NEW APPEAL COND'T (Pellegrini):

- Mr. Praetorius stated that he did not want to draw up any more plans until he had to meet with the Planning Board because of the chance of being denied by the Zoning Board and the Historic Preservation Committee.
- Motion made by Sam to set the Public Hearing for April 2, 2012 at 7pm and 2nd by Brian. Vote taken all in-favor.
- Applicants were given all information for their Public Hearing.
- Appeal ended at 7:35pm.
- SEQR was not established. Board asked that they be reminded at opening of Public Hearing to list the SEQR for this application.

PUBLIC HEARING GRAAP CONT'D:

- Public Hearing re-opened at 7:36pm.
- Board discussed issues with the Beisel's and Mr. Graap and Chris Dichiaro.
- Sam made the motion to end the Public Hearing, motion was 2nd by Donn. A vote was taken and all were in-favor.
- Public Hearing closed at 7:40pm.
- Applicants informed by Brian that the Board now had 62days to make their decision and that once the decision was made they would have written notice within 5 business days.

DISCUSSION(S):

1. Donn made the motion to approve the minutes for February as written, Brian 2nd, Vote taken, all in-favor. Motion passed and minutes approved.
2. All members got minutes from Planning Board.
3. SEQR not established for File #12-0001.
4. Brian will compose the information to send to Ulster County Planning Board for File #12-0001.

~ Donn made the motion to adjourn the meeting, 2nd by Sam. Vote taken all were in-favor.

~ Meeting adjourned at 8pm.

Respectfully submitted,
Katie Blundell
ZBA Sect.