

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

MINUTES

JUNE 7, 2004

Present: Dan Ellsworth, Dick Conley, Bill Geick, Henry Rua. Absent Jeanne Goldberg, ill.  
Dan Shuster given copy of letter from Laura Zeisel to review with his applicants.

**PUBLIC HEARINGS**

1. 02-04-04

JOSEPH GRANDSTAFF  
3837 ROUTE 32, SAXTON  
SAUGERTIES, NY 12477

SECTION INVOLVED  
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FOR THE PURPOSE

5.1 BULK REGULATIONS, SIZE OF LOT  
4.2.1 SUPPLEMENTARY REGULATIONS OF USE  
BUILDING A SECOND RESIDENCE ON PROPERTY.

Mr. Grandstaff and Mike Vetere representing. Green card presented  
(SEE COMMENTS)

Has 7.6 acres needs 8 acres. Is R-1 SAO district. Criteria for sensitivity do not apply except for agricultural district.

Speakers:

Robert "Josh" Randall Part of area wet. Wonders about right of way by fire house. Is over aquifer.

Marti Randall Area is wet. He has above ground septic

Chris O'Donnell Not always wet.

Ed Tucker Would decision have any effect on Syracuse appeal?

Dan: Area has lots of second growth woods. Only wet land issue if they are NYSDEC wet lands

Public Hearing closed

2. 03-05-04

RICHARD G. BARGER  
P.O. BOX 1781  
WAPPINGERS FALLS, NY 12590

PROPERTY OFF RT 212

SECTION INVOLVED  
FOR THE PURPOSE

5.1 BULK REGULATIONS SIZE OF LOT  
LOT LINE CHANGE CREATING SMALLER UNDERSIZED  
LOT TO MOVE STORAGE SHED ONTO NEIGHBOR'S  
PROPERTY.

Mr. Barber representing. Green cards presented

Mr. and Mrs. Crans. Thought shed was on their property when they bought it.

Public Hearing closed

3. 04-05-04

RICHARD SYRACUSE & RURAL ULSTER  
PRESERVATION COMPANY.  
3929 ROUTE 32, SAXTON  
SAUGERTIES, NY 12477

SECTION INVOLVED  
FOR THE PURPOSE

5.2.5.5 BULK REGULATIONS SIZE OF LOT IN R-1 SA  
DISTRICT  
GETTING RELIEF FROM SENSITIVE AREA

**BASED ON BEING IN AN AGRICULTURAL DISTRICT**

Mr. Syracuse, Dan Shuster, Kevin O'Connor and Jeramy Wilkening

They were asked to respond to the letter from Laura Zeisel. They decided to pursue the appeal.

Green cards received.

Public Hearing opened.

Speakers (SEE COMMENTS)

Dan Shuster

Kevin O' Connor

Richard Syracuse

Bob Lee - Vedder Road opposed

Robert Riley 3809 Rt 32 opposed

Hazel Sherborn 97 Rt 32A

Ed Tucker

Robert "Josh" Randall

Andrew Simmons

Joseph Grandstaff

Jeff Sweet 3815 Rt 32

Jim Hoffnagle 80 Hoff Road

Barry Benepe 311 Van Vlierden Rd

Chris O'Donnell 3843 Rt 32

Alan Herhkowitz 44 Manorkill Road, Palenville

Bruce Tucker 223 Van Vlierden Rd

Matt Story

Majority of speakers opposed to the appeal on basis they had to buy under the 4 acre rule and believe Mr. Syracuse should have to abide by the same rules.

None objected to the project based on a 4 acre per dwelling regulation.

Public Hearing closed.

Ulster County Planning opinion received. No county impact.

Correspondence from Town Planning Board.

**OLD BUSINESS**

1. 01-04-04

DONALD & MARIANA HULL.

Secretary reported that Mrs. Hull had contacted her stating she wished to pursue the appeal and would be at meeting June 7. No one present.

Motion by Dick seconded by Bill to declare the appeal withdrawn and applicant would have to reapply is they wanted to continue. 4/0

**DISCUSSION**

1. Mr. Macarille invited two members of ZBA to attend executive session of Town Board to receive report of Shott law suit.

2. SEQR: Grandstaff: Type 2 on Motion of Dick seconded by Henry 4/0

Barger Type 2 on Motion of Dick seconded by Dan 4/0

Syracuse Type 1 on Motion of Dick seconded by Bill 4/0

Long EAF requested on Motion of Dan seconded by Dick 4/0

3. Quote in Syracuse appeal says " Z.B.A. shall get Planning Board to make written recommendation" Dick to write to Planning Board to request said recommendation.
4. Property deemed agricultural. Questions raised. Secretary to write to agricultural board to ask for information.
5. Minutes for May approved on Motion of Henry seconded by Bill 4/0
6. Planning Board minutes for April received
7. No one attended U.C. Training session May 17
8. Memo received from Supervisor regarding proposed zoning change in Saxton.
9. Pending case Shott. Letter to be sent saying appeal is considered withdrawn on Motion of Dan seconded by Dick 4/0
10. Z.B.A. secretary found in Town Hall a Federal Express package that was delivered sometime in October. It was unopened. No one knows when it was delivered.
11. Information passed out for Association of Towns training session in New Paltz in July
12. Governing rules. Members to review and be prepared to discuss in July.
13. Mr. Macarille requested board to start working on budget for next year. Want a line included for attorney, equipment, travel. What ever is necessary. Would prefer if board would use Attorney for Town when possible.

### DECISION

1. 03-05-04

RICHARD BARGER

Shed had existed for a number of years. Variance is requested to correct things so Mr. Barger can sell his lot. There would be no changes in the area.

Motion of Dick seconded by Bill to approve appeal. Ellsworth, Conley, Geick, Rua Yes.

Next meeting will be July 12 due to the holiday. 7 pm at the Frank Greco Senior Center.

Meeting adjourned on Motion of Henry seconded by Dick.

*Eleanor C. Henkel*  
*Secretary*