



TOWN OF SAUGERTIES

ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

Tel: (845) 246-2800, ext. 333

Fax: (845) 246-0461



August 7, 2017 Meeting Minutes

Present: Samantha Dederick, Joe Mayone, Donn Avallone & Patti Kelly

Absent: Jeanne Goldberg & Henry Rua

Also Present: Nancy & John Wolfe, Alvah Weeks, Bldg. Inspector and James Bruno, Town Board Liaison

-Meeting started at 7:07 pm, pledge started by Joe Mayone.

-Samantha asked the Alternate, Patti Kelly, to join the meeting due to the absence of 2 Board members.

New Application:

Nancy & John Wolfe
30 Fite Road
Saugerties, NY 12477

File #: 17-0007

SBL#: 28.1-5-8

- The owners, Nancy & John Wolfe, present. Appeal started at 7:09 pm.
- Samantha welcomed Mr. & Mrs. Wolfe and requested an explanation of the appeal.
- Applicants currently own the property referenced above which is zoned MDR (Moderate Density Residential)
- Applicant is requesting an area variance of approximately 9' in order to accommodate the building of a screen porch, to be attached to the right side of their home (looking at the home from the street). They currently have approximately 33' to the property line, on that side of the house, and the size of the proposed screen porch is 16' x 16' which would leave them short on the 25' requirement from the building to the side property line.
- Joe asked the applicants what is on the left side of the house that will not allow the screen porch to be built there. Mrs. Wolfe replied that the septic and leach field are there, which makes that side of the house unable to be built on.
- Mrs. Wolfe also explained that she had already discussed the proposed screen porch with the neighbor on that side of the property and she had no objections to it. Her home actually sits approximately 200' from that property line in question, with lots of vegetation in between.
- Samantha asked whether there was a survey of the property done for verification of the exact property lines. Mrs. Wolfe explained that they were not required when they purchased the house so they do not have one but have been using the existing stone wall as the property line. The neighbor who shares that property line has agreed to that. They have been using the middle of the stone wall as the actual property line.

- Donn requested that actual measurements to ensure the correct variance. If they have 33' feet available and they will be using 16' for the screen porch then they would have 17' left to the property line, which would require an 8' variance not a 9' variance as requested on the application. Alvah suggested that he would go to the property, within the next few days, and measure the exact measurements to the middle of the stone wall to ensure the correct variance is requested. He will update the Board with his findings before the public hearing. The Board agreed this would be sufficient.
- Samantha explained to the applicants that the next step in the process is to set a public hearing.
- Donn made a motion to schedule the Public Hearing for Tuesday, September 5, 2017 at the Senior Center, Joe 2nd, voice vote taken 4-0.
- Applicants were given all the information to send out notice of public hearing to the neighboring property owners.
- The application discussion ended at 7:18 pm

Discussion (s):

1. The meeting minutes from June 5, 2017 meeting were reviewed. Donn made the motion to accept the minutes as written, 2nd by Patti. Voice vote 4-0, Accepted
 2. Planning Board minutes received.
 3. SEQRA was motioned by Samantha as Type II 617.5(c)(12) - granting of individual setback and lot line variances, Joe 2nd, voice vote taken 4-0, accepted
 4. No new trainings have been attended
- Patti made the motion to adjourn the meeting, Samantha 2nd, voice vote taken 4-0.
 - Meeting ended at 7:26 pm

Respectfully submitted,
Becky Bertorelli, Sect.