



TOWN OF SAUGERTIES

ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

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ZBA Monthly Meeting Minutes November 3, 2014

Present: Jeanne Goldberg, Brian Sawchuck, Sam Dederick, Henry Rua, Joe Mayone, & Donn Avallone.

Absent: Mr. James Bruno, Town Board Liaison.

Also Present: Alvah Weeks, Jr., Building Inspector, Debra Ricks (Chris Dickson's Appeal), & Edward Raymond (neighbor to Chris Dickson) & Chris Smalley representing Alba Lafiandra.

~Meeting started at 7:02pm by Jeanne and Pledge said by Joe Mayone.

New Appeals:

Dickson, Chris
13 Brinner Ln.
Saugerties, NY 12477

File#: 14-0005

SBL#: 9.1-1-23.120

- Property located at 2141 Old Kings Hwy and is owned by Mark Danza who resides at 314 Old Rt. 32 Saugerties, NY 12477.
- Mr. Dickson was not present at the meeting due to a family emergency but his girlfriend Debra Ricks was present for him.
- Meeting started at 7:03pm.
- Ms. Ricks asked that the Board allow the appeal to be put on hold until next month's meeting (Dec. 1, 2014) at which time Mr. Dickson would be present and he could better explain the situation and the particulars on the property and what he would like to do. Ms. Ricks said she could answer the questions to the best of her ability but she felt it would not do the cause justice because she is not 100% on all items.
- Sam asked if next month will have an issue too, Ms. Ricks said no. They found out about the emergency last minute and did not have time to call the office to inform the secretary.
- Jeanne asked if the Board objected to this, none did.
- Jeanne asked Alvah if this would affect the denial letter or the Order to Remedy, Alvah stated no.
- Jeanne told Ms. Ricks to make sure that Mr. Dickson and she read the application very carefully as Use Variances require a lot of work.
- Board asked how Mr. Dickson fits into the property if it is owned by Mark Danza. Ms. Ricks stated that Mark Danza owns the property because Mr. Dickson sold it to him and now Mr. Dickson rents the property from Mr. Danza.
- Jeanne asked who signed the application. Ms. Ricks stated she did.

DICKSON APPEAL CONT'D:

- Jeanne made mention that she drove the property and said she was confused as to what was what and requested that when then return to have a plot plan or picture diagram stating what was what on the property in question.
- Board in agreement to postpone until December 1, 2014 meeting and any new information to please bring to the secretary before December 1, 2014 meeting.
- Board requested that Mr. Dickson clarify at the meeting in December what it is that he wants out of this and a letter from the property owner stating his opinion in this matter and that he is ok with the appeal taking place on his property.
- Mr. Edward Raymond was at the meeting, he is a neighbor to the property in question. He was present to see what is happening with this appeal. Mr. Raymond supplied pictures to the Board of what Mr. Dickson's property looks like when he's working (see file for pictures).
- Meeting postponed at 7:15pm and will be heard again on Dec. 1, 2014.

New Appeals Cont'd:

LaFiandra, Alba
67 Glenerie Ln.
Saugerties, NY 12477

File#: 14-0006
SLB#: 28.4-9-29.1

- Property located at 67 Glenerie Ln.
- Applicant requesting 5'-5" Side Yard Area Variance to construct a sunroom 21' x 15' on property listed above.
- Property is zoned Moderate Density Residential District with Sensitive Area Overlay.
- Applicant has requested that the owner of Hudson Valley Sunrooms represent her at the meeting.
- In attendance for the applicant was owner Chris Smalley of Hudson Valley Sunrooms.
- Appeal started at 7:16pm.
- Mr. Smalley had pictures of the property and labeled where the sunroom will go and why it needs to be on the southern side of the house. Mr. Smalley had a diagram he showed to the Board on what the property looks like and what he proposes to do. Mr. Smalley stated that the owner owns the property on side that the variance is needed.
- Jeanne asked why not do a lot line change instead. Mr. Smalley said he did not know if the applicant would want to do that.
- Joe asked if the sunroom would be two stories. No it will be on an elevated deck.
- Alvah said a lot line change was suggested but owner not too interested.
- Ms. Lafiandra's property next door is over 2 acres and she could make a jog out on the property to give her the 5'.5" needed or move the property line to accommodate the 5'-5" needed.
- Applicant given all information for the Public Hearing from Dec. 1, 2014.
- Motion made by Sam and 2nd by Brian to have public hearing on Dec. 1, 2014, vote taken 5-0 all in favor.
- Mr. Smalley will talk with the owner about the lot line change and if they decide that route he will inform the Board.
- Meeting ended at 7:38pm.

Discussions:

1. Motion made by Henry and 2nd by Sam to accept the August meeting minutes as written. Vote taken 4-0, Mayone abstained due to absence.
2. All received planning board minutes.
3. SEQRA's were not determined for either appeal and will be done should the applicants return to December's meeting.
4. Jeanne asked who was going to the class on Nov. 11th, all were going but Henry and Sam. Jeanne informed Henry to re-up for Board. Jeanne gave the Board a letter she'd like to submit to the Town Board regarding the use of an Alternate and put it into the Zoning Law.

~ Motion made by Joe to adjourn the meeting and 2nd by Henry. Vote taken all approved 5-0, meeting ended at 8:30pm.

~ Next meeting will be held on December 1, 2014 at 7pm.

Respectfully submitted,
Kathleen Blundell
ZBA Sect.