



TOWN OF SAUGERTIES

ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477
Tel: (845) 246-2800, ext. 333
Fax: (845) 246-0461



September 5, 2017 Meeting Minutes

Present: Samantha Dederick, Joe Mayone, Donn Avallone and Henry Rua

Absent: Jeanne Goldberg & Patti Kelly

Also Present: Nancy Wolfe

-Meeting started at 7:01 pm, pledge started by Joe Mayone.

Public Hearing:

Nancy & John Wolfe
30 Fite Road
Saugerties, NY 12477

File #: 17-0007
SBL#: 28.1-5-8

- Appeal started at 7:02 pm.
- Received certified mailing cards (10 of 15) from Ms. Wolfe., one letter was returned due to the recipient being deceased.
- No one present from the community for the public hearing
- Sam reviewed the appeal: Applicants originally requested a 9' variance to build a screen porch on the side of their residence. Alvah Weeks, Building Inspector, did go to the property and take measurements to ensure the correct variance was being requested. It was determined that only a 7' variance was needed. The SEQRA was determined to be a Type II 617.5(c)(12).
- Sam asked the Board if they had any questions. The Board was satisfied with the information that had been submitted and had no further questions.
- Sam did explain that once the screen porch is constructed there will still be room on the side of the porch to access the backyard of the property in case of any necessary repairs/work.
- Joe made the motion to close the public hearing, 2nd by Donn. Voice vote 4-0. Public Hearing closed.
- Sam informed Ms. Wolfe that the Board now had 62 days to render a decision and the owner would be notified by mail once a decision was made.
- Public Hearing closed at 7:04 pm.

Decision/Discussion (30 Fite Road –Area variance):

Nancy & John Wolfe
30 Fite Road
Saugerties, NY 12477

File #: 17-0007
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- Sam asked the Board if they were ready to discuss and make a decision at this time, all were in favor.
- Since this was the only appeal on the agenda, Sam invited Mrs. Wolfe to stay for the discussion regarding the above appeal if she desired, she accepted.
- Discussion began at 7:05pm.
- The five (5) criteria regarding the balancing test that states that the Board shall balance benefit to the applicant with detriment to health, safety and welfare to the community:
 1. It was determined that an undesirable change will not be produced in the character of the neighborhood nor would a detriment to nearby properties be created.
 2. There is no other feasible location for the proposed screen porch to be constructed on the property, due to the location of the septic and leach field.
 3. The requested variance is less than 50% and therefore is not substantial.
 4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood.
 5. The alleged difficulty is self-created but goes to the use of property. The benefit to the applicant is balanced by the lack of detriment to the health, safety and welfare of the neighborhood.
- Therefore, a motion was made by Joe to grant the variance of 7' and 2nd by Donn.
- A vote was taken:
Dederick – yes, Mayone – yes, Avallone – yes, Rua – yes.
- Therefore, by a vote of 4-0 the motion is passed unanimously and the appeal is granted
- Sam informed Mrs. Wolfe that the Board now had 5 days to record the decision in writing and mail it out to them.
- At this point in the meeting Mrs. Wolfe left.

Discussion (s):

1. The meeting minutes from August 7, 2017 meeting were reviewed. Sam made the motion to accept the minutes as written, 2nd by Donn. Voice vote 3-0, Henry abstained because he was absent. Accepted
 2. Planning Board minutes received.
 3. No new trainings have been attended.
- Henry made the motion to adjourn the meeting, Joe 2nd vote taken 4-0.
 - Meeting ended at 7:11 pm

Respectfully submitted,
Becky Bertorelli, Sect.