



# TOWN OF SAUGERTIES

## ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

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### May 7, 2018 Meeting Minutes

**Present:** Jeanne Goldberg, Samantha Dederick, Joe Mayone, Henry Rua, Patti Kelly and Tim Scott (alt.)

**Also Present:** Mike Maclsaac, Liaison

-Jeanne called the meeting to order at 7:01 pm  
-Pledge started by Joe Mayone.

#### **Public Hearing:**

##### ***Open – Per Applicant’s Request***

Patrick & Stephanie Melick  
13 Martha’s Court  
Saugerties, NY 12477

File#: 18-0002  
SBL#: 8.4-11-20

- Jeanne spoke with Mr. Melick and he requested that the public hearing remain open until June 2018 while they continue to gather the requested documentation.

#### **New Appeal:**

Dennis Lazaroff  
RE: Landowners Sportsman Club  
50 Quarry Road  
Saugerties, NY 12477

File #: 18-0005  
SBL#: 8.4-2-1.111

- Mr. Lazaroff called the Building Department and requested that the appeal be postponed until the July 2<sup>nd</sup> meeting.

#### **Old Business:**

John & Ana Marvin  
210 Riverside Drive  
Malden, NY 12453

File #: 18-0004  
SBL#: 18.10-2-4.210

- Mr. & Mrs. Marvin were present to represent themselves.

- The property is located at 210 Riverside Drive and is zoned HDR (high density residential)
- Applicant is requesting a 40' Variance for an extension of their dock outward into the Hudson River, zoning law permits a 30' extension and the owners would like to create a 70' extension.
- Applicant is also requesting a 212.5 square foot area variance because they would like to build a 362.5 square foot dock and zoning law permits a 150 square foot dock.
- This is their second meeting with the Board, further information had been submitted for review.
- Jeanne did consult with Dan Shuster, Town Planner.
- Patti again questioned the distance the chains and blocks being used in the diagram extend out into the riverbed.
- Mr. Marvin explained that the chains are attached through a hole in the dock and come from the bottom not the end of the dock. They then go down to the riverbed. Each chain is approximately 40' long and attaches to a 3,600 lb. anchor. Dock Doctors, the builder, have done several docks in the Hudson River. They have done one in Saugerties and the Board expressed interest in seeing it. Mr. Marvin gave them the website: Dockdoctors.com.
- Sam requested that specifications be submitted regarding the chain and anchor depth at super low tide to ensure that they can not be hit by boaters, jet skiers, kyacks, etc. The proposed location of the dock is 115' feet downstream from a public boat launch, according to Ulster County Mapping. The concern is the dangers the chains pose to inexperienced individuals.
- Jeanne requested copies of the applications as submitted and all correspondence from the Coastal Management Department of State, DEC and Army Corp.
- Jeanne explained as a result of her conversation with Mr. Shuster the Board could classify this application as either a Type II or Unlisted SEQRA. It will depend on the requested information that is submitted to the Board for review.
- Mr. Marvin requested that a public hearing not be scheduled at this time in order to give the applicant some time to submit the requested information.
- Mr. & Mrs. Marvin left at this time.
- Jeanne stated that upon speaking with Mr. Shuster it was determined that it was not necessary to notify the Ulster County Planning Board but it would be a good gesture to do so. They will be notified upon receipt of requested information from applicant. Sam agreed.
- Patti will call Dock Doctors to see where the dock they have built is in Saugerties so that anyone on the Board that would like to see it may do so.
- The Town of Saugerties will be notified, via certified mail, of the proposed dock when the public hearing is set.
- With the information in hand at this time Jeanne is leaning towards an Unlisted classification for SEQRA., due to the potential environmental issues as addressed.
- Sam questioned whether the chains and anchors will count as towards the variance requested? They are not included in the variance on the application. The Building Inspector will be asked this question.
- Jeanne will ask Dan Shuster to draft EAF Type II & III for the ZBA to accept or change before the Public Hearing is held.
- The Board will continue this discussion when the requested information is received.

**Discussions:**

1. The meeting minutes from April 2, 2018 meeting were reviewed. Patti made the motion to accept the minutes as written with changes, 2<sup>nd</sup> by Joe. Voice vote 4-0, Accepted, Henry abstained because he was not present at the April meeting.
  2. Planning Board minutes received.
  3. Sam went to the Planning Federation Conference. There was a mock Planning Board trial. She attended two courses regarding ZBA. The majority of the legal problems with Zoning Boards is because of administrative mistakes and notifications.
- Sam will be our point person for the Comprehensive Planning Committee. Sawmills were removed from the current Zoning Law by a clerical error and will be put back in as they were previously.
  - Patti made the motion to adjourn the meeting, Henry 2<sup>nd</sup> voice vote taken 5-0.
  - Meeting ended at 7:45 pm

Respectfully submitted,  
Becky Bertorelli, Sect.