

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

Regular Meeting

May 3 2004

Present: Dan Ellsworth, Jeanne Goldberg, Dick Conley, Henry Rua and Bill Geick .

**NEW APPEALS**

1: 02-04-04

JOSEPH GRANDSTAFF  
3837 ROUTE 32  
SAUGERTIES, NY 12477

SECTION INVOLVED 5.1 BULK REGULATIONS SIZE OF LOT IN R1SA AREA  
SECTION INVOLVED 4.2.1 SUPPLEMENTARY REGULATION OF USE  
FOR THE PURPOSE OF BUILDING A SECOND RESIDENCE ON PROPERTY

Mr. Grandstaff present.

Is in R1 SA. Needs 4 acres per dwelling. Has 7 1/2 acres. Needs 1/2 acre variance. Mother living with him but wants her own home. Would put in a one story modular.

The SA ruling was explained and he was advised to check with his engineer to see if he could go to the Planning Board for exemption.

Public Hearing scheduled for June 7 at 7 pm unless applicant cancels before 5/14. Applicant given information.

2: 03-05-04

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

PROPERTY LOCATED ON RT 212

SECTION INVOLVED 5.1 BULK REGULATIONS SIZE OF LOT  
FOR THE PURPOSE OF A LOT LINE CHANGE CREATING A SMALLER UNDERSIZED  
LOT TO MOVE STORAGE SHED ONTO NEIGHBOR'S PROPERTY.

Mr. Barger present.

Bought property in 80's. Wants to sell but line goes through neighbor's shed. Wants to give area to neighbor but will create an smaller undersized lot. Property is 1.038 acres. 2 acres are required. Lot line change will reduce lot to .986 acres.

Public Hearing scheduled for June 7 at 7 pm. Applicant given information.

3: 04-05-04

RICHARD SYRACUSE AND RURAL ULSTER PRESERVATION  
COMPANY  
3929 RTE 32,  
SAUGERTIES, NY 12477

SECTION INVOLVED 5.2.5.5 BULK REGULATIONS FOR R1 SA AREA  
FOR THE PURPOSE OF : GRANT RELIEF OF AREA AND BULK STANDARDS IN A  
SENSITIVE AREA OVERLAY DISTRICT.

Dan Shuster, Richard Syracuse, Kevin O'Connor and Jeremy Wilkening representing

Is sensitive area only because of being in an Agricultural District. Not used for agricultural purposes for the past 20 years. Has had no agricultural assessment for past 20 years. Does not have slope. No NYS wetlands, Has Federal wetland but only 13% of soils. Cannot go to Planning Board for exemption because has one qualifying feature.

Wants to put in a 32 unit cluster development but can only do it if bulk is reduced from 4 acres

per lot to 2 acres per lot. Will cluster homes on 1/2 acre lots and the rest of the property would be forever open. Has 70 acres. Would build on 16. Would have a central sewer system. Would follow all set backs. Would turn roads over to Town. Sewer would be turned over to the Town or a Transportation Corporation. Would build 20 affordable ( first time buyers @ \$120,000, ) 1200 sq. ft. homes and 12 market rate ( \$180 to 200,000) 1400 sq. ft. homes Would have to go to Planning Board for cluster approval.

Public Hearing scheduled for June 7 at 7 pm.

Applicant given information.

### OLD BUSINESS

1: 01-04-04 DONALD & MARIANA HULL

No one present to represent appeal.

### DISCUSSION

1. Minutes for April approved on Motion of Bill seconded by Jeanne. 5/0

2. Planning Board minutes received for March. Question raised about 2 comments: Secretary to write a letter.

1. Minutes refer to a commend made by a ZBA member. NO one present had knowledge. Who did Mr. Green talk to?

2. Talks about Planning Board having two meetings a month with the second on the first Monday. This is ZBA night. Need clarification.

3. Report on U.C. Training April 29; No one attended.

4. Governing Rules; Members to go over to discuss at later date.

5. Pending Cases. No response from Gill Shott regarding Appeal # 11 - 03

6. Received correspondence from U.C.D.C. Memo to Mayors and Supervisors regarding an invitation to "The Land Use Law Center of Pace University's conference on "How to Work with Developers; Building in Growth Centers to Combat Sprawl and Rebuilding Cities." Thursday May 20 at Roosevelt Presidential Library Hyde Park, NY

7. Correspondence from Network Adjusters, Inc. Regarding coverage as related to the Shott Case.

8. Discussion ensued whether ZBA has the authority to override the sensitive overlay on an agricultural district. MOTION by Henry seconded by Dick to refer question to Laura Zeisel. Ellsworth - No; Conley - Yes; Goldberg - Yes; Rua - Yes; Geick - Yes Motion passed.

Jeanne to compose questions (with help of any other member) and contact Laura.

Next meeting June 7, 2004 7 pm at Frank Greco Senior Center.

Meeting Adjourned on Motion of Bill seconded by Dick.

*Ellana C Hankel*  
*Secretary*