



TOWN OF SAUGERTIES

ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

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

Fax: (845) 246-0461



January 9, 2017

Meeting Minutes

Present: Samantha Dederick, Donn Avallone, Patti Kelly

Absent: Jeanne Goldberg, Henry Rua, Joe Mayone, Alvah Weeks; Building Inspector

Also Present: Khattar Elmassalemah from Praetorius & Conrad representing Glasco Apts, James Bruno Town Board Liaison, Sarah York, resident & Stacey Ruby, resident

~ Pledge by Donn

~ Meeting started at 7pm, Samantha asked the Alternate Patti Kelly to join the meeting due to the absence of 3 members.

Public Hearing:

Glasco Apts. LLC
224 Old Rt. 32
Saugerties, NY 12477

SBL#: 29.46-6-20.100

File#: 16-0003

- Khattar present for the applicants. Appeal started at 7:01pm.
- Received certified mailing from Khattar.
- Samantha asked the Board if they had any questions before the Public Hearing was opened to the public. No one had any.
- Resident Stacey Ruby of 75 Glasco Tpke was present. She had concerns over parking and if the building was owned by new owners or the old owners that did not maintain the building.
- Khattar informed her that it was new owners and once they got permission to continue to work on the building it would be brought up to better standards and maintained. As far as the parking that would/will be addressed the side driveway will be turned into parking spaces and on the side of the building there will be designated parking spaces.
- Ms. Ruby thought it was a road. No it is not a legal road it belongs to the building. How will they stop people from driving through it? They will put up signs stating not a road, for tenants only, whatever is decided should they get the approval from the Zoning Board for the Variance and then they will have to go to Planning Board for further approvals.
- Mr. Bruno asked where the other 2 spots will be because he only saw four (4) spots not six (6), the side driveway will be 2 more spots for parking.
- Sarah York of Glasco present thought it was 2 spots per unit which they would then need 8 parking spots not the proposed 6.

PUBLIC HEARING CONT'D:

- No it was determined after calling the Building Inspector Alvah Weeks that this is not a residential building that would require 2 spots per unit but rather a conversion of a commercial building to a residential building and that it only requires 1.5 parking spaces per unit.
- The Board told the public that the Planning Board would address the site plan with parking and sign locations that the Zoning Board is only addressing the variance.
- Donn asked Khattar will the tenants be notified to park in designated spots and not to park anywhere, yes.
- Samantha asked if any had more questions. Donn mentioned that the residents are making good points on parking and the driveway access he asked that Khattar and the owners put more thought into these issues.
- Khattar said that they will and he will make sure they are obvious to drivers.
- Patti asked if the owners could fence off one side of the drive to limit unwanted access. They could but it may make it difficult for the tenants to turn and park.
- Donn asked if the existing guard rail is staying, yes it protects the building, Donn feels it encourages traffic to pass through with the guard rail there.
- Samantha mentioned to Khattar that Jeanne had a few questions. Jeanne is asking if the owners could set up a time with the Board to see the inside of the building. Khattar said that he'd ask the owner and get back to the secretary.
- Samantha stated that this is a large variance and by law they are charged with giving the smallest variance possible. She asked if they would be willing to do 1 apt. with 2 bedrooms or two 1 bedroom apts. Khattar asked if ok with owners and the Board could it be one 1 bedroom apt and one 2 bedroom apt. That seemed feasible.
- No more questions were asked.
- Patti made the motion to close the public hearing, 2nd by Donn. Voice vote 3-0. Public Hearing closed.
- Samantha informed Khattar that the Board now had 62 days to render a decision and he would be notified once a decision was made.
- Public Hearing closed at 7:25pm.

DISCUSSION(S):

1. The meeting minutes from December 5th meeting had some revisions per the request from Samantha on 2nd page. Samantha made the motion to accept the minutes as written with the minor changes, 2nd by Donn. Voice vote 3-0.
Accepted
2. Planning Board minutes received.
3. Nothing else to discuss.

~ Patti made the motion to adjourn the meeting, Donn 2nd vote taken 3-0.

~ Meeting ended at 7:32pm

Respectfully submitted,
Kathleen Cappello, Sect.