

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

REGULAR MEETING

JULY 11, 2005

Present: Dan Ellsworth, Dick Conley, and Henry Rua. Bill Geick and Jeanne Goldberg excused.
Paul Andreassen present.

PUBLIC HEARINGS

1. 06-06-05 LINDA & GUY JEFFREY
3864 RT 9W, MALDEN
SAUGERTIES, NY 12477

PROPERTY LOCATED 3868 RT 9W, MALDEN (STOWELL)
SECTION INVOLVED 5.1 BULK REGULATIONS SIZE OF LOT
FOR THE PURPOSE OF PROTESTING THE GRANTING OF A BUILDING PERMIT TO JOHN
STOWELL FOR 2 DUPLEX STRUCTURES.

Green cards presented. Mr. Andrew Zweben, Esq. represent applicants.

Mr. Zweben : issues are; 1. non-conforming uses cannot be enlarged; 2. non-conforming property cannot be reduced in size; 3. multiple buildings on one lot must be situated to " stand alone" ; 4. pre-existing four family should have 100, 000 square feet and each duplex should have 10,000 square feet. Total square footage of property is 43,3543.54.; 5. site plan presented at public hearing is more detailed from one presented to Building Department.

Other speakers: John Stowell and Paul Andreassen:

Public hearing closed.

Due to absence of some board members, no decision will be made before August. Safety issues of open foundations need to be addressed.

2. 07-06-05 PAUL FORMISANO & JOSEPH SASSO
660 OLD STAGE ROAD
SAUGERTIES, NY 12477

PROPERTY LOCATED 2880 RT 9W, GLASCO
SECTION INVOLVED 4.2.1 MULTIPLE DWELLING UNITS IN HB ZONE
FOR THE PURPOSE OF CONSTRUCTING A MULTIPLE SWELLING UNIT IN HG ZONE

Mr. Formisano representing. Green cards presented:

No public comment.

Mr. Formisano present no evidence as per required for use variance. Was given another copy of use variance requirements. Public Hearing will be held open until August 1 to give applicant time to gather information. Secretary to pub notice in newspaper. Applicant does not need to send more notices.

Mr. Andreassen left meeting.

3. 04-06-05 EUGENE BRICE
P.O. BOX 535
GLASCO, NY 12432

PROPERTY LOCATED 117 HUDSON STREET, GLASCO
SECTION INVOLVED 5.1 BULK REGULATIONS, REAR YARD SET BACK
FOR THE PURPOSE OF BUILDING A DECK 5 FEET FROM PROPERTY LINE

Mr. Brice representing. Green cards received.

Speakers: Joan Lamb, friend of family of neighboring property:

Points: when fixing a retaining wall Mr. Brice took down trees, cut a wide swath through trees, left a pile of debris and did not return the land to original condition. Matthews not willing to give consent for him to go on their property to build deck.

Md. Brice. Issue happened months ago and has nothing to do with this action. does not need to go on their property to do deck.

Public Hearing closed.

4. 05-06-05 TIMOTHY & LINDA GOKEY
925 GLASCO TURNPIKE ,
SAUGERTIES, NY 12477

SECTION INVOLVED 5.1 BULK REGULATIONS SIDE YARD SET BACK
FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT FOR ACCESSORY STRUCTURE
CONSTRUCTED WITHOUT PERMITS 15 FEET FROM PROPERTY LINE.

Mr. and Mrs. Gokey representing. Green cards presented.

No public comments.

Mr. Gokey , who is in the construction business, build structure in 1994. "Had building permit, got underwriters inspection and day before Christmas, it burned down" When asked if he had a building permit, he said it was never filed.

Structure being used as office and storage. Needs permit to sell property.

Public Hearing closed.

NEW APPEALS

1. 08-07-05 CHARLES SERRO
36 KOEPPPEL AVE
CATSKILL, NY 12414

PROPERTY LOCATED 42 CAROL ANN'S WAY, BISHOP'S GATE
SECTION INVOLVED 5.1 BULK REGULATIONS SIDE YARD SET BACK
FOR THE PURPOSE OF CORRECTING ERROR IN PLACEMENT OF HOUSE.

Mr. Serro present.

Had property surveyed, house site staked out, foundation excavated, foundation poured, house built, house sold. New survey by same company found out the garage was 4 feet over set back line.

Needs a 4 foot variance. Presented copy of each survey.

Public Hearing scheduled for August 1. Applicant given information.

2. 09-07-05 MICHAEL & KRISTA DeANGELIS
39 EMERICK ROAD
SAUGERTIES, NY 12477

SECTION INVOLVED 5.1 BULK REGULATIONS SIDE YARD SET BACK
FOR THE PURPOSE OF BUILDING AN ADDITION / GARAGE

Mr. and Mrs. DeAngelis present. Cannot buy property from neighbor. Addition as presented would be on property line. Needs total set back variance. Current house set back is 11 feet. Had discussion with board. Will consider other options. To come back August 1 with amended plan.

3. 10-07-05

RAYMOND BONNET
21 DIRK LANE
KINGSTON, NY 12401

PROPERTY LOCATED 3912 RT 9W, MALDEN

SECTION INVOLVED 6.6.6.4 PRE-EXISTING BUSINESS REGISTRATION LIST
FOR THE PURPOSE OF BEING ADDED TO LIST TO FACILITATE PURCHASE OF PROPERTY.

No one present to represent this appeal.

OLD BUSINESS

1, SEQR for Jeffrey and Formisano tabled until August.

DISCUSSION

1. Minutes for July tabled until August due to lack of voting members
2. Planning Board minutes for June received
3. Training Session at New Paltz, B.O.C.E.S. July 15. No one expects to attend.
4. SEQR for Serro. Type 2 on Motion of Dick seconded by Henry. 3/0
5. Board received letter from Mr. Redder regarding refund of fees. It was explained to him that an appeal could be withdrawn by applicant with the return of fees any time prior to the advertising for a public hearing. Once the notice is in the newspaper, there is no return of fees.

Next meeting August 1, 2005 at 7 pm at the Frank D. Greco Senior Center.

September meeting September 12, 2005

Meeting adjourned on Motion of Henry seconded by Dick.