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

Regular Meeting January 31, 2005

Present: Dan Ellsworth, Jeanne Goldberg, Bill Geick, Henry Rua. Dick Conley absent. In order to meet the 62 day decision time, the meeting was held a week early. Due notice posted at Town Hall and in the Saugerties Post Star.

DECISIONS:

1. 11-10-04 THOMAS SPERL

897 RT 212

SAUGERTIES, NY 12477

Trinity Court is a private road. Applicant has not filed for a curb cut yet. Asking for 10,000 square feet variance. Lot is legal for a one family residence not two. Location is a poor spot for a single family residence being on a busy state highway. The variance requested is substantial and self created.

Motion made by Bill seconded by Jeanne to grant the appeal with the condition the access is from Trinity Court and not 9W.

Ellsworth - yes; Goldberg - no; Geick - yes; Rua - no. Conley - absent.

The motion is not passed and the appeal is denied.

2. 12-11-04 THERESA BRADFORD

3585 RT 32

SAUGERTIES, NY 12477

Property is in R-1 zone. New double wide needs 2 acres. Applicant has 3.169 acre. There is an existing residence on the lot. Needs a variance of . 831 acre. Does not have municipal water or sewer. Request is substantial.

Motion by Jeanne seconded by Henry to deny the appeal because it is substantial.

Ellsworth - yes; Goldberg - yes; Geick - yes; Rua - yes. Conley absent.

Motion is passed and the appeal is denied

3. 13-12-04 THOMAS O'BRYAN

701 CHURCHLAND ROAD SAUGERTIES, NY 12477

Trailer was never used as a residence. Was used as part of the gun shop business. Trailer has been unused for past 15 years. Property has Mother / Daughter residence with both units occupied. Assessors record states "mobile home not hooked up , on wheels, and in poor condition, used as storage." Also "the former gun shop was not in business anymore." signed by property owner in 1993.

Structure would have no "grandfather" privileges. No proof submitted trailer was ever used as a residence. Former owner's daughter stated the trailer was used by father for his business. Structure was dilapidated. New property owner had it removed.

Motion by Henry seconded by Dan to grant the appeal because there was no proof the trailer was ever used as a residence and has been unused for a business at least 15 years.

Ellsworth - yes; Goldberg - yes; Geick - yes; Rua - yes; Conley - absent.

The motion is passed and the appeal is granted that the building permit should not have been issued for a mobile home.

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4. 04-05-04

RICHARD SYRACUSE AND RURAL ULSTER PRESERVATION COMPANY

Letter received from R.U.P.C.O. withdrawing their appeal. Withdrawal accepted on Motion of Dan seconded by Jeanne Ellsworth, Goldberg, Geick, Rua -yes. Conley absent.

5. 09-09-04

JAMES O'REILLY

Board received letter from Mr. O'Reilly withdrawing his appeal. Withdrawal accepted on motion of Jeanne seconded by Henry. Ellsworth, Goldberg, Geick, Rua - yes. Conley absent.

DISCUSSION

- 1. Minutes for Jan 10 approved on motion of Jeanne seconded by Bill. 4/0
- 2. Planning Board minutes for December received. Preliminary minutes for January received.
- 3. Board received copies of the letter from the ZBA to and the response from George Redder regarding the R.I.C.H. Farms decision. He recommended letting the 62 day time frame passing be the official decision not the vote.
- 4. Quinlin Publishing bill. The board decided to renew the subscription and voucher was signed. Dan to check with Paul to see if he was also receiving it.
- 5. Dan still trying to set up SEQRA training with the DEC.

All business before the board was concluded so the February 7 meeting was officially canceled. Next meeting will be March 7 at 7 pm at the Senior Center.

Meeting adjourned on motion of Henry seconded by Jeanne.

Note: Decisions filed with Town Clerk and Building Inspector/ Code Enforcement Officer and Planning Board February 4, 2005