

**MEETING – February 4, 2004**

The regular Monthly Meeting of the Zoning Board of Appeals was held on Wednesday, February 4, 2004 at 7:00 p.m. at The Town of Ulster Town Hall, Lake Katrine, N.Y.

Secretary called the roll:

Present: Donald Wise-Chairman  
Margaret Kelly  
Nelson White  
Stephen Burnham-New Member

The minutes of the November 5, 2003 and December 3, 2003 meeting were approved as written by a motion made by Mr. White and seconded by Ms. Kelly. Roll call was taken all in favor.

4-Yes 0-No

Mr. Wise entertained the motion to open Public Hearing. Motion made by Ms. Kelly seconded by Mr. White. Roll call was taken all in favor.

4-Yes 0-No

**PRELIMINARY HEARINGS**

**JAMES TODD & KATHY SCOTT—TAX MAP # 39.12-3-5—1527 Rt. 32  
SAUGERTIES, N.Y. 12477—ZONE R-60**

The applicant is applying for a use variance for permission to operate a part-time engine repair shop. Small engines are consisting of lawn mowers, weedwackers, chainsaws, snow blowers, and all other yard/power equipment. The existing detached garage would be used to repair and store engines. The shop would be in the same property as the home. Zone-R60. R&R Motorcycle Shop is next to property, on the same side of the street. Mr. Todd stated that they are resubmitting an application after being denied in September of 2003. Mr. Todd stated that his neighbor's want the shop open and are willing to come forward at the Public Meeting. Mr. Todd also stated that there are many businesses on Rt. 32. Ms. Kelly asked if the Board could get a list of businesses that have a variance to operate. Mr. Wise entertained a motion to set a Public Hearing on March 3, 2004. Motion was made by Ms. Kelly and seconded by Mr. White. All were in favor.

Mr. Wise advised the applicant to go to the Building Department to make arrangements for a Public Hearing.

**SAM'S CLUB- FILE # 143—TAX MAP # 48.1-34.220-- 801 FRANK SOTTILE  
BLVD. KINGSTON NY 12401—ZONE RC**

Christopher Kambar was present to represent Sam's Club. The applicant is applying for a 20' area variance for a 50' setback for a produce cooler that will be located at the rear of the store. Mr. Kambar stated that the cooler would be placed in the rear of the building away from any customer traffic. Mr. Wise entertained a motion to set a Public Hearing for March 3, 2004. Motion was made by Mr. Burnham and seconded by Mr. White. All were in favor.

Mr. Wise advised the applicant to go to the Building Department to make arrangements for Public Hearing.

**SAM'S CLUB—FILE # 144--- TAX MAP # 48.1-34.220—801 FRANK SOTTOLE BLVD. KINGSTON NY 12401—ZONE RC**

Christopher Kamar was present to represent Sam's Club. The applicant is applying for an area variance for new signage for Sam's Club. Mr. Kamar explained that they would like to place 3 new signs on the front of the building 2 signs will be 149.6 sq. ft. and 1 will be 56.25 sq. feet. They are asking for a variance to place the new signs. Mr. Wise entertained a motion to set a Public Hearing for March 3,2004. Motion was made by Ms. Kelly and seconded by Mr. Burnham. All were in favor.

Mr. Wise advised the applicant to go to the Building Department to make arrangements for Public Hearing.

**WERBALOWSKY—FILE # 145—TAX MAP # 56.22-1-19—411 LUCAS AVE. KINGSTON, NY 12401—ZONE R 30**

The applicant is applying for a use variance to turn a residence into a Chiropractor/ Health office eventually putting an addition on the building for addition retail space. Mr. and Mrs. Werbalowsky explained that they would like to purchase the property and put Mrs. Werbalowsky's office in the building that is currently on the lot. After 2 or 3 years add on to the building. The lot in question is between a road and a lot zoned L.C. The Werbalowsky's are also going to the Town Board for a Zoning change. Mr. Wise entertained a motion to set a Public Hearing March 3,2004. Motion was made by Mr. White and seconded by Ms. Kelly. All were in favor.

Mr. Wise advised the applicant to go to the Building Department to make arrangements for Public Hearing.

Mr. Wise entertained a motion to adjourn the meeting. Motion made by Ms. Kelly and seconded by Mr. Burnham. All were in favor.

The meeting was adjourned at 7:35.

Respectfully Submitted,

Mary Secreto  
ZBA Secretary