

**MEETING – May 4, 2005**

The regular Monthly Meeting of the Zoning Board of Appeals was held on Wednesday, May 4, 2005 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449

Present: Nelson White  
John Crispell  
Steve Burnham  
Thomas Turco  
Donald Wise - Chairman

Motion to open meeting made by Mr. White and seconded by Mr. Crispell. All were in favor. Motion to accept minutes made by Mr. Burnham and seconded by Mr. White.

**NELSON HELU---FILE # 174---TAX MAP 3 48.10-1-33.200---203 CITY VIEW TERRACE, KINGSTON, NY 12401---ZONE R-10**

Nelsen Helu explained there is a pool house on the property in question. He is in the process of purchasing the property. As part of the purchase the owner would like a lot line revision adding ten feet to the original owner's property and decreasing Mr. Helu's property by the same amount. Both lots are currently non-conforming lots. Mr. White questions if Mr. Helu will be removing any trees from the property Mr. Helu states no. Mr. White questions the distance of other houses and the distance from the road. Mr. Helu states the pool house meets the front setback requirements and he shows Mr. White the approximant spot of the houses on the survey map. Mr. Helu describes the size of the pool house along with the layout of the house. Mr. Helu states that he current owner is using the structure for storage. Mr. Helu would also like the board to designate the pool house as a dwelling. A motion to hold the file over for Public Hearing was made by Mr. White and seconded by Mr. Burnham. A motion to close Preliminary Hearings was made by Mr. Crispell and seconded by Mr. Burnham.

**GERTRUDE MC INERNEY --- FILE # 173---TAX MAP # 39.15-4-5---444  
GLENERIE BLVD. SAUGERTIES NY 12477---ZONE R-30**

Motion to open Public Hearing was made by Mr. Burnham and seconded by Mr. White. Ms. Mc Inerney explained that she would like to replace her mobile home with a new modular home that will be placed in the partial footprint of the existing mobile home. Mr. Wise questions how close the nearest house is to the side property line. Ms. Mc Inernary states it is at least 60 to 70 feet from the property line. Mr. Wise asks for comments form the audience, there were none. Motion to accept the request for an 8 foot variance in the side setback made by Mr. White and seconded by Mr. Crispell. All were in favor.

**A EIGHT FOOT VARIANCE IN THE SIDE SETBACK FOR A MODULAR HOME IS GRANTED**

Motion to adjourn made by Mr. White and seconded by Mr. Burnham all were in favor. Meeting adjourned at 7:30

Respectfully Submitted,

Mary Secreto