

ZONING BOARD OF APPEALS – JULY 6, 2005

The regular monthly meeting of the Zoning Board of Appeals was held on Wednesday, July 6, 2005 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449

Present: Nelson White
John Crispell
Thomas Turco
Donald Wise – Chairman
Absent: Steven Burnham

Motion to open meeting made by Mr. Crispell and seconded by Mr. White. All were in favor. Motion to accept the minutes of the June 1 meeting made by Mr. White and seconded by Mr. Crispell. Motion to open Preliminary Hearing made by Mr. White and seconded by Mr. Crispell.

IPE ASSET MANGEMENT---FILE # 175---TAX MAP # 56.22-4-35---332 LUCAS AVENUE, KINGSTON, N.Y. 12401---ZONE R-30

John Stinemire was present to represent IPE Assets. Mr. Stinemire stated that IPE is in the process of subdividing the property. A variance for a lot with no road frontage is required before the subdivision can be approved. Mr. Stinemire answers questions on size of lots and how the property is accessed now. Motion to close the hearing was made by Mr. White and seconded by Mr. Crispell. Motion to hold over to Public Hearing made by Mr. Whit and seconded by Mr. Crispell.

EUGENE DACHENHAUSEN---FILE # 176---TAX MAP # 39.11-1-5.230---235 MAIN STREET, KINGSTON, NY 12401---ZONE R-60

Motion to open Preliminary Hearing made by Mr. Crispell and seconded by Mr. Turco. Mr. Dachenhausen was present to represent himself. Mr. Dachenhausen explains that he is in the process of subdividing a parcel and one of the lots will have no road frontage. The Planning Board will not approve this subdivision without a variance. Mr. Dachenhausen answers questions on the subdivision and the right of way. Mr. Turco questions the size of the right of way and what is required by the town. Motion to close the Prelim Hearing made by Mr. Crispell and seconded by Mr. White. Motion to hold over the Public Hearing made by Mr. Crispell and seconded by Mr. White.

GREG SCHAFFRICK---FILE # 178---TAX MAP # 48.13-3-13---233 FOREST HILLS DRIVE KINGSTON, NY 12401---ZONE HC

No one appeared to represent Mr. Schaffrick. Motion to hold file # 178 over until August 3rd meeting made by Mr. Crispell and seconded by Mr. White.

DAVID CLEWIS---FILE # 177---TAX MAP # 48.65-12-42---104 HINESDALE STREET, NY 12401---ZONE R-10

Mr. Clewis was present to request an interpretation on where the setbacks are measured from. After a lengthy discussion the Board interpretation is the following: The

measurement of a setback should be from the foundation of a pre-existing building to the property line.

Motion to adjourn made by Mr. White and seconded by Mr. Crispell all were in favor.
Meeting adjourned at 8:05

Respectfully Submitted,

Mary Secreto