

ZONING BOARD OF APPEALS – AUGUST 3, 2005

The regular monthly meeting of the Zoning Board of Appeals was held on Wednesday, August 3, 2005 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449

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

Motion to open meeting made by Mr. Crispell and seconded by Mr. Burnham. All were in favor. Motion to accept the minutes of the July 3rd meeting made by Mr. Turco and seconded by Mr. Crispell. Motion to open Preliminary Hearing made by Mr. Burnham and seconded by Mr. Crispell.

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

Greg Schaffrick was present to represent himself. Mr. Schaffrick stated that he would like to build a pole barn for storage on his property. His property is an odd shape and this is the only spot he can fit it. The board questioned Mr. Schaffrick where the property is located and where the neighboring homes are in relationship to the proposed building. Motion to close Preliminary Hearing made by Mr. Crispell and seconded by Mr. Burnham. Motion to hold over to Public Hearing made by Mr. Turco and seconded by Mr. Burnham. All were in favor.

Motion to open Public Hearing made by Mr. White and seconded by Mr. Turco.

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

Joseph Lenskold was present to represent IPE. The board questioned the access to the property from Dunneman Avenue. As per the review from the Planning Board the access into the lot would be subject to the approval of the City of Kingston Public Works Department. Motion to close the Public Hearing made by Mr. Burnham and seconded by Mr. Crispell. Motion to approve a variance to create a lot with no street frontage made by Mr. Burnham and seconded by Mr. White. All were in favor. **Variance to create a lot with no road frontage as per the submitted subdivision layout project # 04-315 dated November 23, 2004 is granted.**

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

Motion to open Public Hearing made by Mr. Burnham and seconded by Mr. White. Mr. Dachenhausen explained the subdivision and showed the Board where the right of way for access was located. Questions on right of way followed. Motion to close Public Hearing was made by Mr. Crispell and seconded by Mr. White. Motion to approve a variance to create a lot with no road frontage made by Mr. White and seconded by Mr.

Crispell. All were in favor. **Variance to create a lot with no road frontage as per submitted proposed site plan for 235 & 185 Main Street dated 5/17/05 is granted.**

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