

ZONING BOARD OF APPEALS – OCTOBER 5, 2005

The regular monthly meeting of the Zoning Board of Appeals was held on Wednesday, October 5, 2005 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449.

Present:

Absent:

Nelson White
Steven Burnham
John Crispell

Thomas Turco
Donald Wise

Motion to open meeting made by Mr. Burnham and seconded by Mr. Crispell. All were in favor. Motion to accept the minutes of the September 7, 2005 meeting made by Mr. Crispell and seconded by Mr. Burnham. Motion to open Public Hearing made by Mr. Burnham and seconded by Mr. Crispell.

**JUAN AMARO---FILE # 179---TAX MAP #39.7-8-8---161 GLENERIE BLVD.
SAUGERTIES, NY 12477---ZONE R-30**

Mr. Amaro was present to represent himself. Mr. Amaro stated that he would like to build a new home on an empty lot that he owns at 161 Glenerie Blvd. This lot adjoins an undersized lot also owned by Mr. Amaro. Mr. Amaro states that the undersized lot is up for sale. If the variance is granted he will build his new home on it. There were no neighbors present to object. There were no questions from the Board. Motion to close file # 179 made by Mr. Crispell and seconded by Mr. Burnham. Motion to grant a variance to build on a lot that adjoins an undersized lot with the same ownership made by Mr. Burnham and seconded by Mr. Crispell. All were in favor

**EVAN PAPPAS---FILE # 180---TAX MAP # 56.9-5-6----33 VIRGINIA DRIVE
KINGSTON, NY 12401---ZONE R-30**

Mr. Pappas was present to represent himself. Mr. Pappas stated that he is asking for a variance to place a 6' fence in the front setback of his property. Mr. Pappas reviewed what he would like to do. There were no questions from the Board. Motion to close file # 180 made by Mr. Crispell and seconded by Mr. Burnham. Motion to grant a variance for a six foot fence in the front setback made by Mr. Crispell and seconded by Mr. Burnham. All were in favor.

Motion to open Preliminary Hearing made by Mr. Crispell and seconded by Mr. Burnham.

**NICHOLAS & ANNMARIE BADALATO---FILE # 182---TAX MAP # 56.30-4-23--
--157 HILLSIDE TERRACE KINGSTON, NY 12401--- ZONE R-30**

Mr. & Mrs. Badalato were present to represent themselves. Mrs. Badalato states that they are requesting a ten foot setback on the side and ten foot in the rear for an inground pool. Mrs. Badalato states that the rear on the property adjoins a wooded lot owned the Rolling Meadows Water Company. Mrs. Badalato shows pictures of the property to the Board. Mrs. Badalato states she has already checked with a septic company about having to

change her septic system. This will not have to be done. Motion to hold over File # 182 for Public Hearing made by Mr. Crispell and seconded by Mr. Burnham. All were in favor.

DAVID BRINK---FILE # 183---TAX MAP # 39.19-3-37.200----47 LEGGS MILLS ROAD LAKE KATRINE, NY 12449 --- ZONE- OM

Mr. Brink was present to represent himself. Mr. Brink states that he is putting up a fence in his side yard to block the railroad tracks and commercial neighbors. Mr. Brink plans on planting in front of the fence to soften the look. Because he is in an office manufacturing zone the setback is ten feet greater than in residential zones; therefore one section of his fence is in the front setback. Motion to hold over File # 183 made by Mr. White and seconded by Mr. Crispell. All were in favor.

JURGEN BENEKE---FILE # 184---TAX MAP # 39.16-5-2---1250 FLATBUSH ROAD KINGSTON, NY 12401 --- ZONE R-60

Mr. Beneke was present to represent himself. Mr. Beneke states that he has recently purchased the property and would like to make the preexisting conditions legal. There is a three family house on the property and a separate cottage. The third apartment was done without a Building Permit therefore is illegal. According to the Zoning Laws of the Town of Ulster the property needs to have 138,000 square feet for the four dwellings. Mr. Beneke would like to make the property legal. Motion to hold over File # 184 for Public hearing made by Mr. Crispell and seconded by Mr. Burnham.

TIMELY SIGNS FOR KINGS MALL--- FILE # 185---TAX MAP # 48.42-3-5----400 KINGS MALL COURT KINGSTON, NY 12401 --- ZONE -RC

Mr. Ozzie Beichert was present to represent Kings Mall. Mr. Beichert states that the Mall would like to upgrade their current sign by adding an additional sign box (3' x 10') and a brick or stone base. They would also add landscaping to the sign base. Mr. Beichert states that the mall sits back from the road making individual tenants with smaller spaces hard to identify. Mr. Beichert states that the new owner would like to upgrade the appearance of the Mall and renovating the sign would help the appearance a great deal. Motion to hold over File # 185 for Public Hearing made by Mr. White and seconded by Mr. Burnham. All were in favor.

JOHANNA MYERS---FILE # 186---TAX MAP # 48.12-2-24----109 RAILROAD AVENUE KINGSTON, NY 12401--- ZONE R-10

Ms. Meyers was present to represent herself. Ms. Meyers states that she has replaced an existing fence on her property not knowing that she needed a permit. The previous fence was 4 feet high and the current fence is 6 feet high. The fence is within the front setback. Motion to hold over to a Public Hearing made by Mr. White and seconded by Mr. Burnham. All were in favor.

Motion to reopen Public Hearing made by Mr. Crispell and seconded by Mr. Burnham.

JOHN COLON---FILE # 181---TAX MAP # 56.71-1-9.100---48 CUTLER HILL ROAD EDDYVILLE NY 12426--- ZONE R-10

Mr. Colon was present to represent himself. Mr. Colon stated that he would like to build an addition to his home and needs a variance he is on a corner lot and does not have any other place for the addition. Mr. Colon explains that the property line is not straight therefore the variance is only needed for the front section of the addition that becomes more of an encroachment of the setback. Motion to grant a variance made by Mr. Burnham and seconded by Mr. Crispell. All were in favor.

Motion to hold over any comments on letter from Board of Fire Commissioners made by Mr. Burnham and seconded by Mr. White. All were in favor.

Motion to adjourn made by Mr. White and seconded by Mr. Burnham all were in favor.
Meeting adjourned at 8:00

Respectfully Submitted,

Mary Secreto