

**ZONING BOARD OF APPEALS – DECEMBER 7, 2005**

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

Present:

Thomas Turco  
Nelson White  
Steven Burnham  
John Crispell  
Donald Wise

Motion to open meeting made by Mr. White and seconded by Mr. Crispell. All were in favor. Motion to accept the minutes of the November 2, 2005 meeting made by Mr. Crispell and seconded by Mr. White. Motion to open Preliminary Hearing made by Mr. White and seconded by Mr. Crispell.

**ROBERT KENNEDY FOR RALPH SACCOMAN ---FILE # 190---TAX MAP # ---56.22-2-10---2 SPRING LAKE DRIVE KINGSTON, NY 12401---ZONE R-30**

Mr. and Mrs. Kennedy were present to represent themselves. Mr. Kennedy states that a new survey of his property shows the corner of his home is located on the property line. He is in the process of a lot line revision with his neighbor to make his lot conform to the current setback requirements. Before he can go forward with the lot line revision he must first obtain a variance for his neighbor as the lot will be more non-conforming. Motion to close the Preliminary Hearing made by Mr. Crispell and seconded by Mr. Turco. Motion to hold over to a Public Hearing made by Mr. Turco and seconded by Mr. Crispell.

**MOTION TO OPEN PUBLIC HEARING MADE BY MR. WHITE AND SECONDED BY MR. CRISPELL**

**NILS ENGEL---FILE # 187---TAX MAP # 48.13-3-35----142 FOREST HILLS DRIVE, KINGSTON, NY 12401--- ZONE R-30**

Mr. Engel was present to represent himself. Mr. Engel is requesting a variance to build a house on an undersized lot. Mr. Engel states that a site inspection has been completed by an engineering firm and the Board of Health for a proposed septic system. A letter from Medenbach & Eggers is in the file. The lot is approximately 22,497 square feet this is 2,500 square feet below the conforming size. Edward Hill was present to state his concerns about the building of a house on the lot. Mr. Hill states he does not believe that the lot is large enough for a septic system and a home. Mr. Hill feels that the new house will not meet the setback requirements set forth by the Town. Geoffrey Ring states that he feels the same as Mr. Hill and also has concerns with the water table in the area. Stan McKeeda states that the house on the parcel is being built for him. He states that will be Mr. Hill's neighbor if granted this variance and does not intend to harm the neighborhood. Mr. White questions how many other lots are vacant in the area. Mr. Engels states there are three or four. Mr. Hill states that he would not have a problem with the variance if Mr. Engel could prove that the house would meet the setbacks and the requirements of the Health Department he would not object to the variance. The

Secretary states that Mr. Engel would not be issued a Building Permit without approval from the Board of Health. She also states that the setback requirements are also a Building Department issue. Motion to close Public Hearing made by Mr. Crispell and seconded by Mr. White. Motion to approve the variance made by Mr. Crispell and seconded by Mr. White. All were in favor. **A variance to build a single family dwelling on an undersized lot is granted.**

**JOSEPH & TRICIA WINNE---FILE # 188---TAX MAP # 56.17-1-4---2879 RT. 32 SOUTH, KINGSTON, NY 12401--- ZONE R-60**

No one was present to represent Mr. & Mrs. Winne.

**GERALD RUSOLO---FILE # 189---TAX MAP # 39.12-3-11---OFF ROUTE 32, KINGSTON, NY 12401 --- ZONE R-60**

Motion to open Public Hearing made by Mr. Crispell and seconded by Mr. Turco. Gerald Rusolo, David Van Benschoten and Joseph DeStefano were present. Mr. Van Benschoten shows the survey map to the Board and identified the parcel that is in question. Mr. White questions where the access to Route 32 is located. Mr. VanBenschoten shows where access is and where a private driveway has been placed. Mr. Rusolo states that he has a road maintenance agreement with the owners of all properties involved. There was no one present to oppose the variance. Motion to close Public Hearing made by Mr. White and seconded by Mr. Crispell. Motion to approve a variance to build a single family home on a lot with no road frontage is made by Mr. Burnham and seconded by Mr. White. All were in favor. **A variance to build a single family home on a parcel with no road frontage is granted.**

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

Respectfully Submitted,

Mary Secreto