

ZONING BOARD OF APPEALS – JANUARY 6, 2006

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, January 6, 2006 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449.

Present:
Nelson White
Steven Burnham
John Crispell

Motion to open meeting made by Mr. White and seconded by Mr. Burnham. All were in favor. Motion to accept the minutes of the December 7, 2005 meeting made by Mr. Burnham and seconded by Mr. White. Motion to open Preliminary Hearing made by Mr. White and seconded by Mr. Burnham.

**ROBERT JONES---FILE # 191---TAX MAP # 39.20-3-9----20 CARL TERRACE
LAKE KATRINE, NY 12449 --- ZONE R-60**

Mr. Jones was present to represent himself. Mr. Jones states that he would like to subdivide a parcel with two dwellings. He plans to live on one parcel and give the second Parcel to his son. The placement of the dwellings is such that Mr. Jones cannot meet the required setback. The Planning Board will approve the subdivision if a variance is granted for the side setback. Motion to hold over made by Mr. White and seconded by Mr. Burnham. All were in favor.

**CLARK KIMBLE---FILE # 192---TAX MAP # 48.49-1-7----76 LAWRENCEVILLE
STREE, KINGSTON, NY 12401--- ZONE R-10**

Mr. Kimble was present to represent himself. Mr. Kimble states that he would like to demolish his one garage and build a two garage. Mr. Kimble states that he spoke with his neighbor and she has no problem with the bigger garage. There will be 6'6" between the garage and the property line. Motion to hold over for Public Hearing made by Mr. Burnham and seconded by Mr. White. All were in favor.

**MICHAEL SABINO---FILE # 193---TAX MAP # 39.11-3-27.100---226 LEGGS
MILL ROAD, LAKE KATRINE NY 12449--- ZONE R-30**

Michael Vetere was present to represent Mr. Sabino. Mr. Vetere states that the property owner would like to subdivide one parcel off of a 107 acre farm. There are two dwellings on the property as it stands. The only access to the second dwelling (the main farm) is a private driveway. This driveway will be 11' from the dwelling therefore a variance of 9' will be needed. Motion to hold over for Public Hearing made by Mr. White and seconded by Mr. Burnham. All were in favor.

**FLORIDA SAMAS---FILE # 194---TAX MAP # 48.42-3-9/1---1112-1120 ULSTER
AVENUE KINGSTON, NY 12449--- ZONE RC**

James Kelly was present for Florida Samas. Mr. Kelly states that Starbucks would like an 8' monument sign on the property owned by Florida Samas. Mr. Kelly states according to

zoning there can be only one freestanding sign per parcel. Mr. Kelly also states that because Starbucks does not own the property this sign will be considered a billboard. Motion to hold over to Public Hearing made by Mr. Burnham and seconded by Mr. White. All were in favor.

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

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. There were no neighbors present. Motion to approve made by Mr. White and seconded by Mr. Burnham. All were in favor. **A variance to create a more non conforming lot as pr map dated 9/26/2005 is granted.**

Motion to adjourn made by Mr. White and seconded by Mr. Crispell all were in favor. Meeting adjourned at 7:20

Respectfully Submitted,

Mary Secreto