

ZONING BOARD OF APPEALS – FEBRUARY 1, 2006

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, February 1, 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 table the acceptance the minutes of the January 4, 2006 meeting made by Mr. White and seconded by Mr. Burnham. Motion to open Preliminary Hearing made by Mr. White and seconded by Mr. Burnham.

**GLENERIE LLC/SETH BREITMAN---FILE # 195---TAX MAP 3 39.7-8-15---181
GLENERIE BLVD. SAUGERTIES, NY 12477---ZONE R-30**

Motion to open Preliminary Hearing made by Mr. Burnham and seconded by Mr. White with all in favor. Seth Breithman was present. Mr. Breithman explains he purchased the property about one year ago. Since then he has upgraded the apartments on the property. Mr. Breithman explains that one of the structures on the property floods when there is rain. He would like to replace this structure with 2 rental units in the form of mobile homes. Concerns of neighbor acceptance and septic issues were discussed by the Board. Motion to close Preliminary Hearing made by Mr. White and seconded by Mr. Burnham with all in favor. Motion to hold over for Preliminary Hearing made by Mr. White and seconded by Mr. Burnham wit all in favor.

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

Motion to open Public Hearing # 191 made by Mr. Burnham and seconded by Mr. White. Mr. Jones was present to represent himself. Mr. Jones states that he would like to subdivide a parcel with two dwellings. The existing house will be within the side setback. There were no questions from the Board. No one was present to oppose the variance. Motion to close Public Hearing made by Mr. Burnham and seconded by Mr. White. Motion to approve variance made by Mr. White and seconded by Mr. Burnham. **A variance of ten feet for an existing house that encroaches the side setback is granted.**

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

Motion to open Public Hearing # 192 was made by Mr. White and seconded by Mr. Burnham. Mr. Kimble was present to represent himself. Mr. Kimble states that he would like to demolish his one car garage and build a two car garage. There will be 6'6" between the garage and the property line. No one was present to oppose the variance. Motion to close Public Hearing made by Mr. Burnham and seconded by Mr. White. Motion to approve variance made by Mr. White and seconded by Mr. Burnham. All were

in favor. **A variance of 4 feet to build a two car garage that will encroach the side setback is granted.**

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

Motion to open Public Hearing # 193 made by Mr. Burnham and seconded by Mr. White. 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. No one was present to oppose the variance. Motion to close the Public Hearing made by Mr. White and seconded by Mr. Burnham. Motion to approve the variance was made by Mr. White and seconded by Mr. Burnham. All were in favor. **A variance of 9 feet for an existing house is granted.**

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

Motion to open Public Hearing # 194 made by Mr. Burnham and seconded by Mr. White. 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. Zoning states there can be only one freestanding sign per parcel. The proposed sign will be on property that is owned by Florida Samas. The other parcels will be leased each paying their own taxes. No one was present to oppose the variance. Motion to close Public Hearing made by Mr. White and seconded by Mr. Burnham. Motion to approve variance with the following conditions: An easement will be granted for construction and maintenance of sign. The sign will have additional landscaping, and no other free standing sign will be allowed on the parcel made by Mr. Burnham and seconded by Mr. White. All were in favor. **A variance to erect a monument sign is granted with conditions mentioned.**

Motion to adjourn made by Mr. White and seconded by Mr. Crispell all were in favor.
Meeting adjourned at 7:40

Respectfully Submitted,

Mary Secreto

