

**ZONING BOARD OF APPEALS – April 5, 2006**

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, April 5, 2006 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449.

Present:

Nelson White

Steven Burnham

Karen Markisenis

John Crispell –Chairman

Motion to open meeting made by Mr. Burnham and seconded by Mr. White. All were in favor. Motion to open Preliminary Hearing made by Mr. Burnham and seconded by Mr. White. All were in favor.

**MILLPOND MANAGEMENT---FILE # 197---TAX MAP # 56.21-1-21---350  
ELEMENDORF DRIVE, KINGSTON, NY 12401 ---ZONE R-30**

Mr. Joseph Boek was present to represent the application to build a single family dwelling on an undersized lot. Mr. Boek states that the lot is 12,065 square feet the zoning requires 15,000 square feet. The Ulster County Health Department has approved a septic system for the lot. It is served by public water supply. The Board questioned what size home was to be built. Mr. Boek states that the size of the home is limited to what the Health Department approved for the septic. The home that is built will meet the setback requirements set by the Town. A motion to hold over for Public Hearing made by Mr. Burnham and seconded by Mr. White with all in favor.

**SITE ENHANCEMENT FOR CVS--- FILE # 198---TAX MAP # 39.81-3-12---1301  
ULSTER AVENUE KINGSTON, NY 12401---ZONE RC**

Ms. Kari Myers was present to represent the application for an area variance for signage on a new CVS. Ms. Myers states that the larger signs are need for the new CVS as the store has expanded services and building will be 135ft. from the road. The variance will be for wall signage only as the freestanding sign is within the standards of Town Code. Mr. Zweben the Town Attorney addresses the Board. Mr. Zweben asks the board to consider sending this application back to the Planning Board for review. Mr. Zweben states that the signage for the entire site needs to be looked at before any variances be granted. Motion to table the file and send to the Planning Board for review made by Mr. Burnham and seconded by Mrs. Markisenis's with all in favor.

**FREDRICK AND CYNTHIA WADNOLA---FILE # 199---TAX MAP # 39.81-3-12--  
-21 LOHMAIER LANE, LAKE KATRINE, NY 12449---ZONE OM**

Cynthia Wadnola was present to represent the application for a use variance to operate a Bed and Breakfast in an OM Zone. Mrs. Wadnola states that she would like to open a Bed & Breakfast in her home. The B&B will have 3 bedrooms; the home is serviced by town water and sewer. The entire street is zoned OM with the exception of the stone house at the beginning of the street. The Town Code allows B&B's in all residential

zones, it is not allowed in Industrial, Office Manufacturing, and Regional Commercial. A motion to hold over for a Public Hearing was made by Mr. Burnham and seconded by Mrs. Markisenis with all in favor.

**A motion to open Public Hearing made by Mr. White and seconded by Mr. Burnham with all in favor.**

**KEVIN KORAN---FILE # 196---TAX MAP # 39.15-4-10---464 GLENERIE BLVD. SAUGERTIES, NY 12477---ZONE R-30**

Mr. Steven Gottlieb was present to represent the application for two area variances for a fence. Mr. Gottlieb reviewed the history of events that have occurred between Mr. Koran and a neighbor. Mr. Gottlieb submitted to the Board pictures of the property and of the neighbor in question. Mr. Koran states that he feels he is being stalked and the fence makes him feel more secure. Mr. Koran's neighbors Mr. & Mrs. John Sullivan spoke of the history and stated that they have no problem with the fence being 6 feet high in the front but would like the 2 foot section in the middle of the fence removed. Mr. Gottlieb states that Mr. Koran has agreed to remove the 2 foot section of fence. A motion to approve a two foot area variance for a six foot high fence in the front setback with the restriction that the 2 foot section of fence is removed was made by Mr. Burnham and seconded by Mr. White. All were in favor.

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

Respectfully Submitted,

Mary Secreto