

ZONING BOARD OF APPEALS – MAY 3, 2006

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, May 3, 2006 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449.

Present:

Nelson White

Steven Burnham

Donald Wise

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.

THOMAS AND MARY OTT---FILE # 200---TAX MAP # 48.10-2-17---25 DENVER ROAD, KINGSTON NY12401---ZONE R-30

Mrs. Ott appeared on behalf of the application for an area variance for an addition. After addition is completed there will be a 10 foot setback. The zoning calls for 20. Motion to hold over for a Public Hearing made by Mr. Wise and seconded by Mr. Burnham with all in favor.

MARGART AND STEVEN COWARD--- FILE # 201---TAX MAP # 39.1-2-33---RUBY WOODS---ZONE R-60

Mrs. Coward could not appear at the meeting. The Zoning Secretary stated that Mrs. Coward is requesting a variance to build a single family dwelling on a lot with no road frontage. Mr. Zweben will draft a letter to the applicant stating what will be needed to improve the road (path) that does exist. Motion to hold over for a public hearing made by Mr. Wise and seconded by Mr. Burnham. With all in favor.

Motion to close Preliminary Hearing made by Mr. Wise and seconded by Mr. Burnham with all in favor Motion to open Public Hearing made by Mr. Wise and seconded by Mr. Burnham with all 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 primary and reserve sewage system for the lot. It is served by public water supply. Mr. Crispell opened the floor to the public. Neighbors spoke of failed perc test and water problems in the area. The neighbors also state that the property was sold as a non build able lot. No one provided any proof of perc test or water problems. The neighbors questioned the zoning in the area. Mr. Wise read the criteria for an area variance. stating

he felt the variance was substantial and a self-created hardship. A motion to deny the variance was made by Mr. Wise and seconded by Mr. Burnham 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 the Bed and Breakfast would have three bedrooms that would be used No one was present to oppose the variance. Motion to close the Public Hearing was made by Mr. White and seconded by Mr. Burnham. Motion to approve variance was made by Mr. Burnham and seconded by Mr. White.

Roll Call vote:

Mr. Burnham: yes

Mr. White: yes

Mr. Wise: abstain

Mr. Crispell: yes

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