

**ZONING BOARD OF APPEALS – JUNE 7, 2006**

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

Present:  
Nelson White  
Karen Markisenis  
Donald Wise  
John Crispell –Chairman

Motion to open meeting made by Mr. White and seconded by Mrs. Markisenis. All were in favor. Motion to open Public Hearing made by Mr. White and seconded by Mrs. Markisenis. All were in favor.

**SITE ENHANCMENT FOR CVS---FILE # 198---TAX MAP # 48.7-1-18---1301  
ULSTER AVENUE KINGSTON, NY 12401**

Motion to open the Public Hearing made by Ms. Markisenis and seconded by Mr. White with all in favor. Steve Jackson form Site enhancement appeared on behalf of the application for an area variance for signage. Mr. Jackson states that after meeting with members of the Planning Board the signage has been reduced. The applicant is now requesting a variance for 65 square feet. Mr. Crispell questions the signage on the other proposed buildings at the site. Mr. Jackson states that the Hampton Inn will be requesting a small variance. Motion to close the Public Hearing made by Mr. Wise and seconded by Mrs. Markisenis. Motion to approve a variance of 65 square feet for signage made by Mr. Wise and seconded by Mr. White with all in favor.

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

Motion to open the Public Hearing made by Mr. Wise and seconded by Mr. White. Mr. & 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. Ellen Mattesi the next door neighbor states that she has concerns about the drainage. She states she does not oppose the addition as long as it is built the proper way. Jack Deyo another neighbor states he has no opposition to the addition. Motion to close the Public Hearing made by Mr. Wise and seconded by Mrs. Markisenis. Motion to approve a variance for an addition that will be built with proper drainage as per design standards that will be 10 feet into the side setback made by Mr. Wise and seconded by Mr. White with all in favor.

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

Mrs. Coward requested the Public Hearing be tabled until she can submit proof of a legal right of way. Motion to table made by Mr. White and seconded by Mrs. Markisenis with all in favor.

**Motion to close Public Hearing made by Mr. Wise and seconded by Mr. White with all in favor Motion to open Preliminary Hearing made by Mr. Wise and seconded by Mr. White with all in favor.**

**ROBERT CRANE---FILE # 202---TAX MAP # 48.58-3-7---39 VINCENT STREET, KINGSTON, NY 12401 ---ZONE R-10**

Mr. Crane requested the Preliminary Hearing be tabled until a later date as he does not yet have the correct survey maps. Motion to Table made by Mr. Wise and seconded by Mr. White. All were in favor

**PATRICK & MARY SANCHEZ---FILE # 203---TAX MAP# 56.21-2-2---204 EAST DRIVE KINGSTON, NY 12401---ZONE R-30**

Mrs. Sanchez appeared on behalf on the application to change an existing single family dwelling to a two family dwelling. Mrs. Sanchez states that her garage was converted to living space that consists of a bedroom, living area and a bathroom for her mother. She would now like to add a kitchen area and rent the space out. Motion to hold over to a Public Hearing made by Mr. White and seconded by Mr. Wise with all in favor.

**KATHLEEN MIKESH---FILE # 204---TAX MAP # 47.4-1-8---371 VALLEY VIEW KINGSTON, NY 12401--ZONE R-60**

Mr. Burt Winne appeared on behalf of the application to develop a parcel with no road frontage. Mr. Winne states that the applicant is subdividing her property into two parcels. Access to the parcel is through a private road that will divide the two parcels. Both lots will be conforming lots. Motion to hold over to Public Hearing made by Mr. White and seconded by Mr. Wise with all in favor.

**FILOMENA BUNOCORE---FILE # 205---TAX MAP # 39.15-4-18---2071 ULSTER AVENUE KINGSTON, NY 12401**

Mr. Robert Panasci appeared on behalf of the application for a use variance. The applicant is requesting a variance to change a motel to an apartment building. Mr. Panasci states that the use has been apartments for many years. Mr. Panasci states that there are (9) 1 room apartments and (1) 3 room unit. The Board questions what the applicant plans on doing with the mobile home and wood structure that are also on the property. Mr. Catello Viviani states that he would like to renovate the mobile home and other structure. The board also questions multiply vehicles that are on the property .Mr. Viviani states that that they belong to an auto repair business that is on the property and would be contained into one area when the site is complete. Mr. Wise questions if the septic system is adequate for apartments. Mr. Zweben states that the Board of Health requirements of septic systems differ from use to use. Apartments require a larger system than motel units. .Motion to table file # 205 made by Mr. Wise and seconded by Mr. White with all in favor. Motion to schedule a Public Hearing upon receipt of approval from the Ulster County Health Department on the septic system made by Mr. White and seconded by

Mrs. Markisenis. The Board states that the decision will weigh upon the findings of the Ulster county Health Department.

Motion to approve the minutes of the May 3, 2006 meeting made by Mr. Wise and seconded by Mr. White with all in favor.

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

Respectfully Submitted,

Mary Secreto