

ESOPUS ZONING BOARD OF APPEALS

Date: January 20, 2026
1 Town Hall Way
Ulster Park, New York

PRESENT: Karl Wick, Chairman
Jim Tomassetti
Kathy Kiernan
Guy Brought

ALSO PRESENT: ZEO Hannah Palen

EXCUSED: Gloria VanVliet
Michael Pittner
Katie Zahedi

Chairman Karl Wick called the meeting to order with the Pledge of Allegiance to the Flag at 7:06 p.m.

Minutes – November 2025 Minutes approval was tabled.

INFORMATIONAL:

01-07-26-01 Ulster County Habitat for Humanity
 149 Doris Street
 SBL No. 56.67-8-29
 R12 Zoning District
 Area Variance

Executive Director Christine Brady LaValle explained that there was an application pending before the Planning Board for a two-lot subdivision but the proposed lots did not meet the minimum 100’ width and the Applicant was requesting a 2.24 foot variance for each proposed lot. The goal was to provide affordable housing for two working families.

Chairman Wick noted that the Town prefers to keep variances minimal and keeping the number of variance granted in a year as low as possible.

A Public Hearing was to be scheduled for the February 17, 2026 meeting.

Chairman Wick asked if it would make sense to build one dwelling. Director LaValle stated it was not desirable and the proposal fit the character of the neighborhood.

PUBLIC HEARING AND DECISIONAL:

No applications

Upon Motion of Member Brought, seconded by Member Kiernan and all present in favor, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on February 4, 2026

Approved: February 17, 2026