

ESOPUS ZONING BOARD OF APPEALS

Date: February 17, 2026
1 Town Hall Way
Ulster Park, New York

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

ALSO PRESENT: Councilperson Paul Brooks
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 - Upon Motion of Chairman Wick, seconded by Member Brought and all in favor, the January 20, 2026 Minutes were approved by a vote of 4-0-3. The November 2025 Minutes were tabled until the end of the meeting.

INFORMATIONAL: No Agenda items.

PUBLIC HEARING:

01-27-26-01 Habitat for Humanity Area Variance(s)
149 Doris Street
SBL No. 56.67-8-29
R40 Zoning District
Area Variances pursuant to Article V §123-23-41 A(1) (Schedule of District Area and Bulk Regulations) of the Town Code

Christine LaValle and Dan Anderson of Habitat for Humanity were present. A two (2) lot subdivision was being proposed which would create a front yard lot width approximately 4.5 feet short of the required 100' minimum front yard width.

Ms. LaValle explained that they were proposing two houses side-by-side for affordable housing and lot had an existing Central Hudson utility on the northern side of the parcel. The parcel was currently 200' in the back and 195.5' in the front of the parcel. Rather than requesting a variance for front yard width for both proposed parcels, the Applicant was amendable to requesting a variance for the northern proposed lot.

There were no persons from the public wishing to speak. Written comment had been provided which did not apply to the parcel being reviewed. The Secretary had shared with the ZBA Members and was going to provide to the Building Department to address.

Upon Motion of Chairman Wick, seconded by Member Brought and all present voting in favor, the Public Hearing was closed at 7:14 p.m. by a vote of 4-0-3.

All Members present in favor, Member Kiernan motioned to entertain a decision, seconded by Chairman Wick.

Member Tomassetti inquired if a better map specifying that the variance would apply to the northern portion of the lot was required. Chairman Wick stated that a new map may not be necessary but the variance needed to specifically be identified in the variance if it was granted.

All Members present voting in favor to proceed to a decision, the Motion passed by a vote of 4-0-3.

DECISIONAL:

Member Wick – Initially, the proposal was to apply a variance to both proposed lots. Personally, he felt the best solution was to maintain the southern lot meeting Code and the northern proposed lot have the full variance given the utility encroachment. His recommendations was to specifically word a variance to the northern half and keep the southern half remaining in compliance to keep number of variances to a minimum.

Member Tomassetti inquired if, when all is done, would the lots be sold or would they be maintained by Habitat. Ms. LaValle responded that there would be two separate residences with separate homeowners. Member Tomassetti felt it was a good idea to limit the variance to the property with the utility issue and agreed with Chairman Wick.

Member Tomassetti motioned to grant a 4.48' variance to the northern proposed lot allowing a 95.52' front yard width and keep the southern proposed lot in compliance, seconded by Chairman Wick.

Member Brought – Supported granting one variance.

Member Tomassetti – Not as large a variance that have been granted, many smaller lots existing in the Town. Proposed lots met the sizing of existing lots in the vicinity.

Member Kiernan – In character with the neighborhood and not a substantial variance.

Chairman Wick – Not self-created hardship (created by utility encroachment), a minor variance request and in character with the neighborhood.

All Members voting in favor, the Motion to grant the variance passed 4-0-3. It was noted that it was subject to Planning Board approval and the maps needed a correction to the measurements.

Upon Motion of Chairman Wick, seconded by Member Brought and all present in favor, the Decisional portion of the meeting was closed.

Discussion: Councilman Brooks addressed the ZBA thanking them for their work.

A Resolution was being presented to the Town on Board addressing amendments to the Zoning and encouraged that a representative of the ZBA would be able to participate.

The Town's website was working with Kingston Creative to update website.

Member Kiernan reiterated a previous request for the Town to entertain request for an audio system to be available at meetings (especially for large crowds).

Minutes- Upon Motion of Member Kiernan, seconded by Chairman Wick and all present voting in favor, the November 2025 Minutes were approved 4-0-2.

Chairman Wick motioned to adjourn the meeting at 7:48 p.m., seconded by Member Kiernan and all present in favor.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant

Submitted on March 8, 2026

Approved: March 17, 2026