

**ESOPUS ZONING BOARD OF APPEALS**

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

**PRESENT:** Karl Wick, Chairman  
Guy Brought  
Jim Tomassetti  
Kathy Kiernan  
Michael Pittner  
Katie Zahedi

**ALSO PRESENT:** Councilperson Paul Brooks  
ZEO Mark Jaffee

**EXCUSED:** Gloria VanVliet

Chairman Karl Wick called the meeting to order with the Pledge of Allegiance to the Flag at 7:10 p.m.

**Minutes** - Upon Motion of Member Brought, seconded by Member Tomassetti and all in favor, the February 17, 2026 Minutes were approved by a vote of 6-0-1.

**INFORMATIONAL:**

02-26-26-01 Broadway Professional Square LLC Area Variance  
186-190 Broadway  
SBL Nos. 56.59-6-16, 15 & 14  
BC Zoning District  
Area Variances pursuant to Article V §123-12E

The Applicant was not present. Chairman Wick felt it was unfair to make any rulings without allowing the Applicant to make his case. Upon Motion of Chairman Wick, seconded by Member Brought, and all Members voting in favor, the informational discussion was held over to the April 21, 2026 meeting.

**PUBLIC HEARING:** No Agenda items.

**DECISIONAL:** No Agenda items.

There being no further business, Chairman Wick entertained a motion to adjourn.

Member Tomassetti requested a better site plan with dimensions be provided. Chairman Wick stated that everyone should conduct a site visit and review pertinent portions of the Code including §123-12E which referred to other sections (bulk map and density calculations). He stated he would provide relative sections if needed.

Upon Motion of Member Zahedi, seconded by Member Pittner and all in favor, the meeting was adjourned at 7:14 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant  
Submitted on March 24, 2026  
Approved: April 21, 2026