

ESOPUS ZONING BOARD OF APPEALS

Date: April 21, 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 Chairman Wick, seconded by Member Brought and all in favor, the March 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

Murdechai Kellner of Broadway Professional Square LLC was present. Mr. Kellner provided larger printouts of the proposed conversion of office space to create four (4) apartments. The Code provided density calculations of 3,750 sf per apartment and 5,000 sf existed. There were no proposed changes for the exterior of the buildings. Mr. Kellner stated that windows were being replaced. Member Tomassetti inquired if other improvements were being made to the buildings. Mr. Kellner responded that the roof was being replaced and a sprinkler system was being installed in the second floor.

Chairman Wick stated that a site visit needed to be conducted and asked the Applicant if he needed to contact him and if there were any particular times preferred. ZEO Jaffee stated he would be able to coordinate with any Members who wished to conduct a site visit. Chairman Wick cautioned that no more than three (3) Members at a time should visit the site.

Member Kiernan requested clarification regarding the site and what the ZBA would be voting on and the number of apartments (total of four apartments). It was noted that three buildings (three parcels) existed although the exterior appeared to be one structure. Mr. Kellner stated he had

also purchased 180 & 182 Broadway and 154 West Main Street which provided access to a large parking lot.

Chairman Wick inquired as to why the Applicant did not combine the 3 parcels. Mr. Kellner responded that he had not intended to join the parcels. The property had 5,000 square feet of allowable density and the Applicant had proposed three (3) one-bedroom apartments which triggered the request for an area variance specific to 188 Broadway. ZEO Jaffee stated there were various ingress/egress accesses and the structures had been connected pre-zoning.

2026-3-30-1 Shigekazu Moriya
 1388 Old Post Road
 SBL No. 71.30-3-1.100
 R123 Zoning District
 Area Variance - §123-24F(5)(a)

Shigekazu Moriya and Ximena Garnica were present. He had presented information regarding retrofitting an existing storage container which would require an area variance for its location. Although the container was proposed to be set back from the front of the existing residence, the residence was 21.6 feet from the front yard setback and did not meet the requisite 30' front yard setback. The storage container was proposed to be setback 22 feet from the front boundary line. There was a significant slope further back on the property which did not make placing the container feasible. An area variance of approximately 7 feet was being requested.

Chairman Wick recommended that Members review topo maps and conduct a site visit. Member Tomassetti inquired what the container would be set on. Ms. Garnica responded that there was existing gravel on the property as part of the driveway. The structure would serve strictly for storage and not to be habitable.

Ms. Garnica stated that scheduling to move the container was involved and asked what the timeline for a decision would be. Chairman Wick stated that a public hearing would be held and the Board may make a decision after the Public Hearing in May or hold final review and a decision in June. It was financially advantageous to move the container rather than to build a new structure.

Upon Motion of Chairman Wick, seconded by Member Kiernan and all in favor, the informational review of the application was closed.

PUBLIC HEARING: No Agenda items.

DECISIONAL: No Agenda items.

There being no further business, Chairman Wick entertained a motion to adjourn. Upon Motion of Member Kiernan, seconded by Member Brought and all in favor, the meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant
Submitted on May 6, 2026
Approved: May 19, 2026