

ESOPUS ZONING BOARD OF APPEALS

Date: July 15, 2025
1 Town Hall Way
Ulster Park, New York

PRESENT: Karl Wick, Chairman **ALSO PRESENT:** ZEO Hannah Palen
Jim Tomassetti
Guy Brought
Kathy Kiernan

EXCUSED: Mike Pittner

ABSENT: Katie Zahedi
Gloria VanVliet

Chairman Karl Wick called the meeting to order with the Pledge of Allegiance to the Flag at 7:09 p.m. Roll call confirmed that a quorum was present.

Chairman Wick explained the ZBA meeting protocol.

Upon Motion of Member Tomassetti, seconded by Chairman Wick and all in favor, the Minutes as amended were approved by a vote of 4-0-3.

INFORMATIONAL –

06-20-25-01 Wowaka Use Variance - Schedule of Permitted Uses
89 Old US Route 9W, Esopus
SBL No. 56.51-2-14
RG Zoning District (previously GC Zoning)

Daniel Wowaka was present stating he was the owner/operator of Captain Dan’s LLC performing engine and mechanical repairs and maintenance on boats and was currently working mobily in Kingston and Esopus area as well as Saugerties and White’s Marina. He had found an ideal location in a vacant building in Esopus which had previously operated as a garage/gas station. The location was ideal given its accessibility and maneuverability for trailered boats being towed and proximity to local marinas. The operations were similar to those of an automotive repair shop and required permitting from New York State similar to what was required for automotive garage operations – oil changes, batteries, engine repair.

The application indicated that it was in the GC Zoning district (pursuant to the Ulster County Parcel viewer). Mr. Wowaka stated the operation may not necessarily be long-term but was hoping to initially build his business utilizing this location. He had been consulting

with the Building Department and confirmed that there was nothing specific in the Code for boat repair. Zoning Officer questioned if the parcel was located in the GC-1 Zone, believing it may be waterfront. Automotive repair was allowed in the GC-1 Zone with a special use permit. He would still be required to get permits through the State DMV. Repairs take an average of two weeks depending on the availability of parts. On average, there may be up to 15 boats on trailers in the lot.

The business had grown to a point that an additional employee was needed as well as a workspace.

Chairperson Wick was researching definition for “automotive.” Mr. Wowaka stated that he had been searching for an affordable location for three years and had discovered this property which had previously been a Mobil gas station over 50 years ago. Member Tomassetti inquired if a site map was available and he wanted to determine if adequate pavement parking existed for 15 boats. Mr. Wowaka noted that the size of the boats being repaired would vary. Chairman Wick noted that parking layout would be reviewed by the Planning Board under the site plan review if the proposal moved forward.

A public hearing was to be scheduled for August 19, 2025. Chairman Wick motioned to close the informational review. Upon second by Member Brought and all present in favor the informational portion of the review was closed at 7:25 p.m.

DECISIONAL:

**04-25-05-01 Bennett Area Variance - §123-37 Non-conforming lot
132 Mary’s Avenue & 129 Third Street, Connelly
SBL 56.60-4-41
Planning Board referral**

Owner Patrick Bennett was present. Chairman Wick had provided the criteria to consider when reviewing requests for area variances and provided to the Secretary for the record. Mr. Bennett provided a brief explanation supporting his request for an area variance.

Chairman Wick asked ZEO Palen if the variance was granted, would the corner lot be a buildable lot. ZEO Palen responded that the lots were pre-existing and were allowed to be 5000 square feet not 12,500 square feet required under current Code. Chairman Wick asked if the lots could be combined and would it be practical. Mr. Bennett responded then it would not be able to be sold and there were no other configurations that could be made to create two conforming lots.

Chairman Wick read the criteria to be considered for area variances.

Member Tomassetti stated that he had conducted a site visit. Most of the properties (in the neighborhood) were tiny and he felt it met the character of the neighborhood given its size and nature.

In Chairman Wick’s opinion, he felt granting the request would not affect the character of the neighborhood at all, there were many existing small lots, there was not other option to achieve desired result, requested variance was not substantial and wouldn’t have any adverse environmental conditions. It met all the criteria that needed to be considered.

Member Kiernan agreed with Chairman Wick’s comments reiterating that it was not detrimental to the neighborhood or a substantial variance.

Member Brought agreed with and supported all comments previously stated.

Upon Motion of Chairman, seconded by Member Tomassetti, the Motion passed 4-0-2 by the following vote:

Member	Vote
Karl Wick, Chairman	Aye
Guy Brought	Aye
Gloria Van Vliet	Absent
Katie Zahedi	Absent
James Tomassetti	Aye
Mike Pittner	Excused
Kathy Kiernan	Aye

Member Kiernan motioned to adjourn the meeting at 7:36 p.m. seconded by Member Wick and all present in favor.

Respectfully submitted,

Lisa K. Mance, Administrative Assistant
Submitted on July 22, 2025
Approved: August 19, 2025