

**ZONING BOARD OF APPEALS – March 1, 2006**

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, March 1, 2006 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449.

Present:

Nelson White

Steven Burnham

Karen Markisenis

Donald Wise – Acting Chairman

Motion to open meeting made by Mr. Burnham and seconded by Mr. White. All were in favor. Motion to accept the minutes of the February 1, 2006 meeting with a correction made by Mr. Burnham and seconded by Mr. White. All were in favor. Motion to accept the minutes of the January 4, 2006 meeting made by Mr. White and seconded by Mr. Burnham. All were in favor. Motion to open Preliminary Hearing made by Mr. Burnham and seconded by Mr. White. All were in favor.

**KEVIN KORAN---FILE # 196---TAX MAP # 39.15-4-10---464 GLENERIE BLVD. SAUGERTIES, NY 12477---ZONE R-30**

Motion to open Preliminary Hearing made by Mr. Burnham and seconded by Mr. White with all in favor. Mr. Kevin Koran was present to represent the application. Mr. Koran states that the fence is needed for safety and privacy. Mr. Koran gives the Board a written statement on why he is requesting a variance. Mr. Koran states that his neighbor has harassed him and has trespassed on his property. Mr. Koran states that his house is at the end of a cul-de-sac and the impact of a fence is minimal. Mr. White states that he feels that the fence will not solve the issues that Mr. Koran has with his neighbor. Mr. White feels that the issues are of a legal nature. Mr. Wise questions if there is an existing fence on the property. Mr. Koran states there is an existing fence that is 6 feet high in the front setback and goes to 8 feet. Mr. Koran obtained a permit for a chainlink fence but subsequently put up a stockade fence to protect his privacy. Mr. Koran states he was told to do so by the Building Department but does not name anyone. Mr. Wise informs Mr. Koran that he is before the Board for the height of his fence stating that his fence is an illegal fence. Mr. Wise reads Section 190-18 E of the Town Zoning Law. Motion to close Public Hearing made by Mr. White and seconded by Mr. Burnham with all in favor. Motion to hold over for a Public Hearing made by Mr. Burnham and seconded by Mrs. Markisenis with all in favor. Mr. John Sullivan requested his presences be noted in the minutes.

**GLENERIE LLC/SETH BREITMAN---FILE # 195---TAX MAP 3 39.7-8-15---181 GLENERIE BLVD. SAUGERTIES, NY 12477---ZONE R-30**

Motion to open Public Hearing made by Mr. Burnham and seconded by Mrs. Markisenis with all in favor. No one was present to represent the application. Alana Terwilliger was present to object to the application. Mrs. Terwilliger states that her property has drainage issues and she is afraid that excavation of Mr. Breitman's property will increase the water that drains into her property. Mr. Zweben request that it be on public record that he had a

conversation with the applicant regarding water hookup on the parcels. Mr. Breitman stated at that time that he was not hooked up to municipal water. Mr. Zweben also stated that according to the Town's records there are 8 dwelling on this parcel. Discussion on what the Board feels would be needed before a positive action would be acted on. A motion to deny the application for a variance to place a mobile home in an R-30 zone was made by Mr. White and seconded by Mrs. Markisenis with all in favor.

Motion to adjourn made by Mr. Burnham and seconded by Mr. White all were in favor.  
Meeting adjourned at 7:40

Respectfully Submitted,

Mary Secreto