

ZONING BOARD OF APPEALS APRIL 4, 2007

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, April 4, 2007 at 7:00 p.m. at the Town of Ulster Town Hall Lake Katrine, NY 12449.

Present:
Karen Markisenis
Nelson White
Mark Kaiser
John Crispell –Chairman

Absent:
Donald Wise

A motion to open the meeting was made by Mr. Kaiser and seconded by Mr. White. All were in favor.

Motion to approve the minutes from the February meeting was made by Mr. White and seconded by Mr. Kaiser.

Robert Crane- 39 Vincent Street

A motion to open the Public Hearing was made by Mrs. Markisenis with a second by Mr. White. Robert Crane appeared on behalf of the application for an area variance to create an undersized lot. Mr. Crane states that he would like to split an existing lot into 2 lots as it once was. At this time there are 2 dwellings on one lot. One lot will be 8,189 square feet the other lot will be 3,789 square feet. No one appeared to object to the variance. Motion to close Public Hearing made by Mr. Kaiser and seconded by Mr. White. Motion to approve the variance to create an undersized lot was made by Mr. Kaiser with a second by Mr. White with all in favor.

Gregory Schaffrick- 233 Forest Hills Drive

David Van Benschoten and Gregory Schaffrick appeared on behalf of the application to erect a pole barn in the rear setback. Mr. Van Benschoten states the applicant would needs a 7 foot variance for a pole barn that has been built in the rear setback. Mr. Kaiser questioned why the barn was constructed without a building permit. Mr. Van Benschoten states the applicant got ahead of himself; Mr. Schaffrick states he needed to order special trusses for the barn to order them he needed to start construction in order to have the right dimensions. Mrs. Markisenis question if there is another place to construct the barn; Mr. Schaffrick states there is not as the lot is an odd shape and there is a septic system. Mr. Schaffrick states the barn will not be visible by any of his neighbors. He states the side of the property faces a cliff. After a long discussion on where the property is and how the barn will look a motion to hold over for a Public Hearing was made by Mr. White and seconded by Mrs. Markisenis with all in favor.

Glen Grubard- Interpretation

Mr. Grubard appeared on behalf of the application for interpretation of Flea Markets and if they are an allowed use. Mr. Crispell states that a decision will be given at a later date as the Board will confer with the Town Attorney on this matter. Mr. Grubard gives a description of what the Flea Market will consist of. Mr. Grubard states that the merchandise for sale is old and new; there would be food vendors that would be licensed by the Health Department. The Flea Market would also like to set up special events with area groups. The portable bathrooms would stay on site if the Town allowed along with some of the structures that the vendors use to display their merchandise. After a lengthy discussion on how Flea Markets are run it was decided that the applicant would be contacted if a decision is made before the next scheduled meeting.

Meeting Adjourned 7:40

Respectfully Submitted,
Mary Secreto
Zoning Secretary