

ZONING BOARD OF APPEALS DECEMBER 5, 2007

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, December 5, 2007 at 7:00 p.m. at the Town of Ulster Town Hall Lake Katrine, NY 12449.

Present:

Nelson White

Karen Markisenis

Robert Porter

Donald Wise

John Crispell –Chairman

Millpond Management- Article 78 Appeal

Mr. Wise states the Zoning Board was set up to protect the community and it should be empowered at any cost. Mr. Wise makes a motion to appeal the Millpond Management case with a second from Mrs. Markisenis. A roll call vote was taken;

Mr. Wise – yes

Mrs. Markisenis – yes

Mr. Crispell – no

Mr. Porter – no – Mr. Porter states he feels the case is not defensible in court; the Zoning board did their best for the neighborhood but the Board also needs to consider the cost to the taxpayers in the Town.

Mr. White – no- the Board did their best.

Motion to approve the minutes from the November meeting was made by Mrs. Markisenis and seconded by Mr. Porter with all in favor.

A motion to open the Preliminary Hearing was made by Mrs. Markisenis and seconded by Mr. Porter.

Bryan Gavin- 150 Main Street

Bryan Gavin appeared on behalf of the application to build a house on an undersized lot. Mr. Gavin states that the lot is the same size as all the other lots in the area. The applicant has applied to the Board of Health for approval of the septic system; the perk test has been completed. The Board questioned the slope of the property; Mr. Gavin states that all the properties are sloped and it will not affect the placing of the house or the septic or well. A motion to hold over to a Public Hearing was made by Mrs. Markisenis and seconded by Mr. White with all in favor.

Motion to adjourn was made by Mr. Wise and seconded by Mr. White with all in favor.

Respectfully Submitted,

Mary Secreto

Zoning Secretary