

Town of Ulster Zoning Board  
June 2, 2010

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on May 5, 2010 at 7:00 P.M.

Present:

John Crispell

Donald Genther

Robert Porter

Elizabeth Kyriacu

Karen Markisenis –Chairwoman

A motion to approve the May minutes next month was made by

A motion to open Preliminary Hearings was made by Mr. Crispell with a second from Mr. Genther. All were in favor.

**Christopher Schneider – Public Hearing**

Mr. Schneider appeared on behalf of the application for shed in the front setback. Mr. Schneider states the shed would be 10' x 14' and would be used for storage; most of the property is sloped so the areas where a shed can be placed are limited. Mr. Genther reviewed pictures of the site and proposed shed. No one appeared for or against the shed.

**Action:** A motion to grant a variance for a shed that will be 15' in the front setback was made by Mr. Crispell with a second from Mr. Porter. All were in favor.

WHEREAS, Christopher Schneider 14 Church Street Ruby, New York 12475, Zone R-30, has requested a variance for a shed in the front setback for Tax Map Parcel # 39.6-1-30 and

WHEREAS, The applicant seeks a variance to build a shed that will be 15 feet into the front setbacks and,

WHEREAS, The Town of Ulster Zoning Board of Appeals has duly advertised for a Public Hearing in the Kingston Freeman and has held a

Public Hearing at the Town of Ulster Town Hall at 7:00 P.M. on June 2, 2010 and,

WHEREAS, no one appeared at the Public Hearing; and;

WHEREAS, under section 239.m of the General Municipal Law the County of Ulster Planning Board has no jurisdiction: and,

WHEREAS, The members of the Zoning Board of Appeals have determined that the shed will have a minor effect on the vicinity and, therefore,

BE IT RESOLVED that a 15-foot variance in the front setback for a shed is granted.

### **Ron Morehead/ Prestige Honda – Public Hearing**

Ron Morehead appeared on behalf of the application for a 2<sup>nd</sup> freestanding sign. Mr. Morehead states the dealership needs to upgrade their signage; Honda mandates the signage that comes in 30'7" and 21'7" height. The current sign is 30' in height. Mrs. Markisenis states that she normally agrees with the County Planning Board but in this case they should have looked at the site not just the code. The new signage will eliminate two unappealing signs and improve the site. All the Board members agreed.

**Action:** A motion to grant approval for a sign that is 21' 7" was made by Mr. Crispell with a second from Mrs. Kyriacu. All were in favor. Mr. Porter stated the sign is a good profile sign and it would be nice if signage like this was throughout the town.

WHEREAS, Honda of Kingston 738 East Chester Street Kingston NY 12401 Zone RC, has requested an Area variance for Tax Map Parcel # 48.50-2-8; and

WHEREAS, The applicant seeks a variance for of 1'7" for a freestanding sign and,

WHEREAS, The Town of Ulster Zoning Board of Appeals has duly advertised for a Public Hearing in the Kingston Freeman and has held a Public Hearing at the Town of Ulster Town Hall at 7:00 P.M. on June 2, 2010 and,

WHEREAS, and, on May 5, 2010, the Ulster County Planning Board reviewed the application and had no decision; and,

WHEREAS, the members of the Zoning Board of Appeals have determined that the variance is minor therefore;

BE IT RESOLVED as follows that the Zoning Board of Appeals hereby approves the signage variance as requested by the applicant.

**Todd Moxham**

Mr. Moxham appeared on behalf of an application for a 6' fence that is in the front setback. Mr. Moxham states the fence has been installed; he admitted knowing he needed a permit but did not apply for one. Mr. Moxham states he did not know that a 6' fence was not allowed; the fence is for privacy as his house is on a corner lot and close to the road. The Board reviewed pictures of the fence; asking questions on the length of the fence. No neighbors have complained about the fence. The fence is 22' off the center of the road.

**Action:** A motion to hold over to a Public Hearing was made by Mr. Porter with a second from Mr. Crispell; all were in favor.

Motion to adjourn was made by Mr. Porter with a second from Mr. Genthner; all were in favor.

Respectfully Submitted,  
Mary Secreto