

Town of Ulster  
Zoning Board of Appeals  
May 4, 2011

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on May 4, 2011 at 7:00 P.M.

Present:

John Crispell

Fritz Genther

Elizabeth Kyriacou

Karen Markisenis

A motion to approve the minutes from the April meeting was made by Mr. Genther and seconded by Mrs. Kyriacou. All were in favor.

A motion to open the Preliminary was made by Mr. Genther with a second from Mr. Crispell; all were in favor.

**Michael & Marina Hein – 796 Ulster Landing Road**

Marina Hein appeared on behalf of the application for a garage that will encroach the front setback by 8' to 10' feet. Mrs. Hein stated this is the only spot for a garage as the property has a steep incline. The Board reviewed pictures and a survey of the site.

A motion to schedule a Public Hearing was made by Mr. Crispell with a second by Mr. Genther with all in favor.

**Angela English – 27 Norma Court**

Ms. English appeared on behalf of an application for a 6' fence that will be in the front setback. Ms. English stated she recently purchased the house that is on a corner lot; she would like to put up a privacy fence on the side of the property. Ms. English described the site and where the fence will be located. A short discussion on where the fence will start followed. No one appeared for or against the request.

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WHEREAS, Angela English 27 Norma Court Kingston, NY 12401. Zone R-10, has requested an Area variance for Tax Map Parcel # 56.30-4-25 ; and

WHEREAS, The applicant seeks a variance to install a six foot privacy fence in the front setback 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 May 4, 2011 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 Zoning Board of Appeals has determined that the requested variance is minor and, therefore,

BE IT RESOLVED an area variance for a six-foot high privacy fence in a front setback be granted.

**Action:** A motion to approve a variance for a 6' fence that will be within the front setback was made by Mr. Crispell with a second from Mrs. Kyriacou with all in favor.

Respectfully Submitted,

Mary Secreto  
Zoning Secretary