

Town of Ulster
Zoning Board of Appeals
June 1, 2011

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on June 1, 2011 at 7:00 P.M.

Present:

John Crispell

Robert Porter

Elizabeth Kyriacou

Karen Markisenis

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

Edgewater Development – 505-599 Boices Lane

Chris Zell appeared on behalf of the application for variance request of 2' with in the side setback. The parcel now has a property line that runs through the building and the applicant would like to correct this problem and adjust the lot line to go between 2 existing buildings; this will require the variance as there is not 10' on the side setback. The applicant has appeared before the Planning Board but requires the variance prior to approval.

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.

Public Hearing

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. No one appeared for or against the variance.

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Action: A motion to grant a 10' variance in the front setback for a garage was made by Mr. Porter with a second from Mr. Crispell. A roll call vote was taken with all in favor.

WHEREAS, Michael & Marina Hein Kingston, New York 12401, Zone R-60, has requested front setback variance for Tax Map Parcel # 40.9-1-20.100 and

WHEREAS, The applicant seeks a variance to build a garage that will be 10' feet 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 June 1, 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 of the Zoning Board of Appeals have determined that the garage will have a minor effect on the vicinity and, therefore,

BE IT RESOLVED that a 10' variance in the setback is granted.

Respectfully Submitted,

Mary Secreto
Zoning Secretary