

Town of Ulster
Zoning Board of Appeals
April 6, 2016

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 6, 2016 at 7:00 P.M.

Present:

John Crispell
Bryan Ilgner
Geoffrey Ring
Fred Wadnola
George Carlson – Chairman

A motion to approve the March minutes was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

1099 Ulster Avenue

A motion to open the Public Hearing was made by Mr. Ilgner with a second from Mr. Wadnola with all in favor.

Scott Dutton appeared on behalf of the application for an area variance for 1099 Ulster Avenue. Mr. Dutton reviewed the site with the Board; the existing structure will be renovated, the addition to the South of the main structure will be demolished and rebuilt. The structure will be 12 feet from the property line. No one spoke against the request. A short discussion on the site followed.

Action: A motion to grant the request for an 18 foot variance in the front setback was made by Mr. Ring with a second from Mr. Wadnola with all in favor.

WHEREAS, Lillian and Arthur Nazginov have requested an area variance for 1099 Ulster Avenue Kingston, N.Y. , Tax Map Parcel # 48.42-3-19. (Zone RC) and

WHEREAS, the applicant seeks a 18 foot area variance to build an addition in the front setback:

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 April 6, 2016 and,

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

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

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WHEREAS, the members Zoning Board of Appeals have determined that the variance will not adversely affect the area and that the variance should be granted:

BE IT RESOLVED that an area variance of 18 feet in the front setback be granted.

56 Cutler Hill Road

A motion to open the Public Hearing was made by Mr. Wadnola with a second from Mr. Crispell with all in favor.

Chuka Umunna appeared on behalf of the application for a variance to place a 6 foot fence in the front setback. Mr. Umunna stated he recently purchased his home and during that process it was found that the existing fence did not have a permit. There is a section of the fence that is 6 feet high. The fence has been taken down but he would like to put it back. No one spoke against the request.

Action: A motion to grant a variance for a 6 foot fence in the front setback was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

WHEREAS, Chuka Umunna, of 56 Cutler Hill Road Eddyville ,New York 12401, Zone R-10, has requested a area variance for Tax Map Parcel # 56.71-1-10 and

WHEREAS, the applicant seeks an area variance to place a 6 foot fence in the front setback,

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 April 6, ,2016 and,

WHEREAS, no one appeared at the Public Hearing; and

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

WHEREAS, the members Zoning Board of Appeals have determined that the variance will not adversely affect the neighborhood,

BE IT RESOLVED that an area variance be granted for a 6 foot fence in the front setback.

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350 Elmendorf Drive

Michael Oliver appeared on behalf of an application to place a 3 bedroom dwelling on an undersized lot. Mr. Oliver stated he would like to build a 3 bedroom home on the lot located at 350 Elmendorf Drive. He has received Board of Health approval for a septic system; the lot has access to public water. Mr. Oliver stated he would also like to request variances in the setbacks. A discussion on the parcel and the proposed home followed. If the new dwelling is in line with neighboring properties it will not require a variance as per Town Code. The variance request for the side setbacks will be approximately 5 feet from each side. A short discussion on the parcel history followed.

Action: A motion to schedule a Public Hearing for May 4th was made by Mr. Carlson with a second from Mr. Wadnola with all favor.

A motion to adjourn was made by Mr. Crispell with a second from Mr. Carlson with all in favor.

Respectfully Submitted,
Mary O'Bryan-Secreto
Zoning Board Secretary