

Town of Ulster Zoning Board
August 4, 2010

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

Present:

John Crispell
Robert Porter
Donald Genter
Elizabeth Kyriacou
Karen Markisenis –Chairwoman

A motion to approve the July minutes was made by Mr. Crispell with a second from Mrs. Kyriacou.

A motion to open Public Hearing was made by Mr. Crispell with a second from Mr. Genter. All were in favor.

Edith Short 6 Cedarwood Drive –Public Hearing

Edith Short appeared on behalf of the application to place a 14' x 70' mobile home on a site that had a 13' x 60' mobile home. Ms. Short submitted a survey of the property. No one appeared for or against the request. Mr. Porter stated that with the submission of the survey all required documents have been received. Therefore there should be no reason for the Town Board to deny the application. Mr. Porter goes on to state the property is back on the tax and the applicant will now have the chance to improve it. Mr. Crispell states the applicant cannot buy a mobile home the same size as was on the lot as they no longer make them that size; therefore the requirement of hardship has been met. Mrs. Markisenis states she would have no problem with approving a variance. Town Attorney states that the Town Board is the Board that will need to approve this request but the Zoning Board can make a recommendation to the Town Board. After a short discussion on how to handle the request it was decided to send a recommendation of approval to the Town Board. A motion to send a recommendation of approval to the Town Board was made by Mr. Porter with a second from Mr. Crispell; a roll call vote was taken with all in favor.

WHEREAS, Edith Short 6 Cedarwood Lane Saugerties New York 12477 Zone R-30, has requested a variance for Tax Map Parcel # 39.35-1-20;and

WHEREAS, the applicant seeks a variance to replace a 1960 13' x 16' mobile home with a 1985 14' x 70' mobile home

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 August 4, 2010 and,

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

WHEREAS, no one appeared for or against the variance request.

WHEREAS, the members of the Zoning Board of Appeals have determined that;

- The size of the new mobile home is insignificant and will not create an undesirable change to the neighborhood.
- The hardship was not self created as 13' x 60' mobile homes are no longer available.
- The property is now back on the tax roll and the applicant will have the ability to improve the property.

BE IT RESOLVED as follows that the Zoning Board of Appeals hereby recommends the Town of Ulster Town Board approve the placement of a 14' x 70' mobile home on the private parcel located at 6 Cedarwood Lane.

Motion to close the Public Hearing was made by Mr. Crispell with a second from Mr. Porter with all in favor.

Kirk Strand – 1054 Columbia Street – Preliminary Hearing

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

William Brinnier appeared on behalf of the application for an area variance for a garage that will be within the side setback. Mr. Brinnier states the owner has a small house and would like to add a second story to his home along with a garage with a storage area upstairs. The garage will be 2 feet from the property line. The adjoining neighbor has been notified and has no problem with the request. The garage will be 12' from the house. Mr. Brinnier showed the Board a draft drawing of the house and garage. After a short discussion on fire concerns a motion to hold over to a Public Hearing was made by Mr. Crispell with a second from Mr. Porter; a roll call vote was taken; with all in favor.

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

Respectfully Submitted,
Mary Secreto