

Town of Ulster
Zoning Board of Appeals
February 1, 2012

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on February 1, 2012 at 7:00 P.M.

Present:

Robert Porter - Chairman

John Crispell –

Elizabeth Kryiacou

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

David Baker – 23 Golf Terrace Public Hearing

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

David Baker appeared on behalf of the application for an area variance for a front porch that will encroach the front setback. Mr. Baker stated he has health issues and the EMT's have trouble removing him from his home; a new entranceway/porch will alleviate that issue. Mr. Baker stated his home predates zoning and to meet the 30' setback you would be 3' into his living room. The new addition will be an additional 4' from the existing structure. No one appeared for or against the variance request.

Action: A motion to grant the variance was made by Mr. Crispell with a second from Mrs. Kyriacou. A roll call vote was taken.

Mr. Crispell voted yes stating the addition will not have an adverse affect on the neighborhood and Mr. Baker needs a safe exit from his house.

Mr. Kyriacou voted yes stating the same reasons as Mr. Crispell.

Mr. Porter voted yes stating medical access out of the house is needed and the request is not substantial.

WHEREAS, David Baker 23 Golf Terrace. Kingston, New York 12401, Zone R-30, has requested front setback variance for Tax Map Parcel # 56.22-2-22 and

WHEREAS, The applicant seeks a variance to build a front porch that will be within 19' of the front setbacks and,

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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 7:30 P.M. on February 1, 2012.

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 porch will have a minor effect on the vicinity and, therefore,

BE IT RESOLVED that a nineteen-foot variance in the setback is granted.

Ulster Gardens – East Chester Street by-Pass

Mike Flanagan appeared on behalf of the application for a reduction in parking for the Ulster Gardens Senior and Multi-family housing development. At the January meeting the Board requested the applicant revise their plans to show an additional 37 parking spaces. Mr. Flanagan reviewed the revised plans with the Board; the applicant has added 2 parking spaces to the existing parking area and has reserved an area for 37 additional spaces if needed. A discussion followed with the Board agreeing that having the reserved area is what they were looking. Mrs. Kyriacou questioned who would make the request for the additional parking; Mr. Kovacs stated that it could be put in the resolution as a condition of approval. The Public Hearing is scheduled for March 7th. No action was taken by the Board.

Agreement with Ulster County Planning Board

Mr. Kovacs explained the agreement with the Board stating signing the agreement will minimize items that will be forwarded to the Ulster County Planning Board. A motion to approve the agreement was made by Mr. Crispell with a second from Mrs. Kyriacou with all in favor.

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