

Town of Ulster
Zoning Board of Appeals
February 3, 2016

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on February 3, 2016 at 7:00 P.M.

Present:

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

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

Fankhauser

Mr. Carlson stated the Board held a Public Hearing last month on the request for a pole barn in the side and rear setback.

Mr. Carlson asked for a motion. Mr. Crispell made a motion to grant the variance on the grounds that the barn does not visually impair nor is it a detriment to the neighborhood; a second was made by Mr. Wadnola who stated the barn was placed in a spot that previously housed a shed.

Mr. Ilgner and Mr. Ring and Mr. Carlson stated they agreed the barn was not a detriment to the neighborhood and the barn was not blocking the neighbor's view of the woods.

A roll call vote was taken with all members voting in favor of the variance.

WHEREAS, Gregory Fankhouser, 1139 Main Street Ruby ,New York 12401, Zone R-30, has requested a area variance for Tax Map Parcel # 39.1-2-11;and

WHEREAS, the applicant seeks a area variance to build a pole barn within the rear and side 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 February , 3, 2016 and,

WHEREAS, a neighbors' concerns were heard at the Public Hearing; and

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

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

- (1) The barn enhances the neighborhood
- (2) The barn is built on a site that previously had sheds
- (3) The barn is similar to structures on nearby property
- (4) Three neighbors spoke in favor of the barn

RESOLVED that an area variance be granted for a pole barn with in the rear and side setback; and be it further

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

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