

Town of Ulster Zoning Board
February 4, 2009

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, February 4, 2009 at 7:00 p.m. at the Town of Ulster Town Hall Lake Katrine, NY 12449.

Present:

John Crispell

Donald Genter

Karen Markisenis

Robert Porter –Chairman

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

Paul Korczak 91 Blacks Road- Public Hearing

Mr. Porter requested a motion to open the Public Hearing; a motion to open the hearing was made by Mr. Genter with a second

Michael Vetere appeared on behalf of the application for an area variance for an undersized lot. Mr. Vetere states the applicant is subdividing his land into two lots. Lot #1 will have 1.67 acres and Lot #2 will have 2.20. Lot # 1 has an existing house that has 2 bedrooms and a 1 bedroom apartment; the apartment raises the required square footage for a lot from 60,000 sq ft to 120, 000 sq ft. Lot # 2 (the new lot) will not require a variance as it meets the requirements. Chris Carragher a neighbor questions why the variance is needed; stating she feels if you do not meet the town requirements you should not be able to subdivide. The Board and Zoning Secretary explain the variance process and the subdivision process to Ms. Carragher. A short discussion on notification of neighbors followed. Members of the Board questioned the right of way to the lot and the width and depth on the lot. Mr. Porter closed the Public Hearing and requested a motion.

Action: A motion to approve was made by Mrs. Markisenis and seconded by Mr. Crispell; all were in favor. Mrs. Markisenis states she is not usually in favor of undersized lots but this case is different; it is just a technically as the existing home has the 1 bedroom apartment.

Big Matt Associates – 444 Old Neighborhood Road

Chris Gallop appeared on behalf of the application for an addition to an existing manufacturing building. Ms. Gallop states the addition will stay in line with the existing building but will encroach the front setback as the building is on an angle. Ms. Gallop states applicant is outgrowing the building and needs the extra room the addition will give.

Acton: A motion to hold over to a Public Hearing was made by Mr. Crispell with a second from Mrs. Markisenis; all were in favor.

Mr. Porter states the County Planning Board is sponsoring a Round Table Discussion on February 25th, Mr. Porter asked if any member could attend to please contact him.

A motion to adjourn was made by Mr. Genter and seconded by Mr. Crispell with all in favor.

Respectfully Submitted,
Mary Secreto
Zoning Secretary