

Town of Ulster
Zoning Board of Appeals
January 4, 2012

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on January 4, 2012 at 7:00 P.M.

Present:

Robert Porter - Chairman

John Crispell –

Fritz Genter

Arnold Jacobsen

Elizabeth Kryiacou

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

A motion to appoint Mary Secreto the ZBA Secretary was made by Mrs. Kyriacou with a second from Mr. Crispell. All were in favor.

A motion to change the time of the ZBA meetings to 7:30 P.M. was made by Mr. Crispell with a second from Mrs. Kyriacou. All were in favor.

David Baker – 23 Golf Terrace

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. The new porch will be approximately 19' from the center of the road and 4 feet from the property line. A short discussion with the Board followed.

Action: A motion to schedule a Public Hearing for February 1st was made by Mr. Genter with a second from Mr. Crispell; all were in favor.

Ulster Gardens – East Chester Street by-Pass

Peter Romano appeared on behalf of the application for a variance to reduce the required number of parking spaces for a Sr. and Multi-Family Housing project. Mr. Romano reviewed the proposed project with the Board stating the Town Code requires 2 spaces per dwelling unit plus ½ space for guest; this would require 410 parking spaces for the project. Having the required amount of parking would eliminate the green space and add parking in the rear of the units. The developer has other sites with the same use and feels 174 spaces is enough to cover their needs. Mr. Porter questioned what would be considered a senior resident; Mr. Romano stated 55 years of age. Mr. Porter stated he felt that many married couples at age 55 have 2 vehicles in the family and would like to see

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more parking on site. Mrs. Kyriacou agreed with Mr. Porter stating she is concerned that if the variance is granted there would not be enough spaces and if that was the case how would it be fixed. Mr. Crispell stated that we live in a rural environment and everyone relies on their own transportation. After a short discussion the Board requested the applicant add 37 more spaces to the plan.

Action: A motion to forward the plan to the Ulster County Planning Board and schedule a Public Hearing for March 7, 2012 was made by Mr. Crispell with a second from Mrs. Kyriacou with all in favor.