

Town of Ulster
Zoning Board of Appeals
January 6, 2016

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on January 6, 2016 at 7:00 P.M.

Present:

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

A motion to approve the December minutes was made by Mr. Wadnola with a second from Mr. Ilgner with all in favor.

A motion to open the Public Hearing was made by Mr. Crispell with a second from Mr. Wadnola.

Gregory Fankhauser appeared on behalf of the request for an area variance for a pole barn that is within the side setback. Mr. Fankhauser stated he purchased the property in 2013; he went to the Building Department and was told he did not need a permit for the barn. He decided to close the barn in it was at that point that he was told he needed a permit and a variance. Mr. Fankhauser showed pictures of the barn. When asked why the barn was placed in the setback Mr. Fankhauser stated with a well and septic the area to place a structure was limited. There were signs that another building may have been in the same spot.

Linda Newman the owner of two neighboring properties stated she was opposed to the variance. She stated the barn was closer then 5 feet from the property line and that it obstructed her view of the woods. Ms. Newman stated the barn was approximately 40 feet from the mobile home on the adjoining property which she owns. She stated that the barn is awful to look at. The Board answered Ms. Newman's questions on the variance and the Town Code.

Mike Harkins stated that he owned the property to the rear of Mr. Fankhauser and had no problem with the barn.

Matt Sheehan stated the barn is similar to the neighbors shed; he has no problem with the barn or its placement.

Todd Moxham stated Mr. Fankhauser has made his property nicer making the neighborhood a better place.

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Mrs. Fankhauser stated other people have commented on how nice the barn is; and that he barn has been there for 3 years and it was not a problem until they wanted to close it in.

A motion to close the Public Hearing was made by Mr. Wadnola with a second from Mr. Ilgner

After a short discussion it was decided to hold the request over to the February meeting.

Action: Mr. Wadnola motioned to table the request to the February meeting with a second from Mr. Ilgner with all in favor.

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