

Town of Ulster  
Zoning Board of Appeals  
July 1, 2009

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on July 1, 2009 at 7:00 P.M.

Present:

John Crispell

Donald Genther

Karen Markisenis – Acting Chair

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

Mr. Crispell motions to open Preliminary Hearings Mr. Genther seconds with all in favor.

**Alex Catchpoole-**

No one appeared for the application. The item was tabled.

**Quick Lane Auto Repair –**

Donald Brott appeared on behalf of the application for 2 sign variances for Quick Lane auto repair. Mr. Brott states Quick Lane is a franchise of Ford and has been operating in the old Central Hudson Building. The applicant opened the business not knowing they needed site plan review or approval of the proposed signage. The applicant has since submitted to the Planning Board for the change in use that is required. Quick Lane for cars operates in the Johnson Ford building; the new franchise is for truck repairs. Mr. Brott goes on stating the franchise requires certain signage. A variance for the pylon sign is required as each site is allowed 1 pylon sign. This sign will be on a property that does not have anything on it but a small sign that they are willing to remove. Mr. Brott states the applicant will move forward with the site plan review at the same time as the zoning review. Mrs. Markensis

asked if there was another sign that could have been purchased. Mr. Brott replied yes. The plan will need to go to the County Planning Board for review.

**Action:** A motion to hold over to Public Hearing was made by Mr. Crispell and seconded by Mr. Genther with all in favor.

A motion to open Public Hearing was made by Mr. Crispell and seconded by Mr. Genther; all were in favor.

### **Todd Moxham – 1145 Main Street**

Todd Moxham appeared on behalf of the application for a shed that will be in the side and rear setback. Mr. Moxham states he has permission from the neighbor on the side to place the shed 10' from the property line but was unable to obtain a letter from the neighbor in the rear. Mr. Moxham submitted pictures of the property and where the shed was going to be placed. The shed will be 10' from the rear property line; the property line is separated by a stone wall. The shed will be clapboard which will match his house the shed will be 16' x 18'. Mr. Newman one of the property owners states he does not have an issued with the shed and is in favor of the variance. Mrs. Newman however states she has a concern with the shed as it may be hurtful to her property. Mrs. Newman feels the shed may interfere with the septic systems; she also has concerns with fertilizer being stored in the shed. Mr. Moxham states he followed all the requirements of the building department when he built his house; the shed will not be on the leach field or the septic system. The patio that the shed is going to be placed was constructed in May.

**Action:** A motion to approve the variance was made by Mr. Genther with a second by Mr. Crispell; all were in favor.

WHEREAS, Todd Moxham 1145 Main Street., Ruby NY 12475, Zone R-30, has requested an Area variance for Tax Map Parcel # 39.6-2-12 and

WHEREAS, The applicant seeks a variance for an shed within the rear setback and,

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 July 1, 2009 and,

WHEREAS, The adjoining neighbor appeared to voice concerns on the shed. 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 Town of Ulster Zoning Board of Appeals have determined that the shed would not create an undesirable change in the character of the neighborhood.

BE IT RESOLVED that an area variance for a shed is granted.

**Timothy Rodier – 218 Mountain Road**

Mr. Rodier appeared on behalf of the application for a 6’ fence in the front setback. No one appeared to oppose the permit. Mrs. Markisenis states the applicant provided information at the last meeting that was sufficient.

**Action:** A motion to approve the variance for a 6’ fence that will be in the front setback was made by Mr. Crispell with a second from Mr. Genther. All were in favor.

WHEREAS, Timothy Rodier 218 Mountain Road Kingston, NY 12401. Zone R-30, has requested an Area variance for Tax Map Parcel # 56.17.3-1 ;and

WHEREAS, The applicant seeks a variance to install a six foot privacy fence in the front setback and,

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 July 1, 2009 and,

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 Zoning Board of Appeals has determined that the requested variance is minor and, therefore,

BE IT RESOLVED That a two-foot area variance for a six-foot high privacy fence in a front setback be granted.

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

Respectfully Submitted,

Mary Secreto  
Zoning Secretary