

Town of Ulster Zoning Board
July 7, 2010

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on July 7, 2010 at 7:00 P.M.

Present:

John Crispell
Robert Porter
Karen Markisenis –Chairwoman

A motion to approve the May & June minutes was made by Mr. Crispell with a second from Mr. Porter.

A motion to open Public Hearing was made by Mr. Crispell with a second from Mr. Porter. All were in favor.

Todd Moxham

Mr. Moxham appeared on behalf of an application for a fence that is in the front setback. The Board discusses the height of the fence; Mr. Moxham stated that the fence is 7' high. Mrs. Markisenis stated that she was not happy that Mr. Moxham did not apply for a Building Permit knowing one was required. Mrs. Markisenis stated that the Building Department is there to help residents and if Mr. Moxham is going to any other work on his property he should call to find out what the requirements are. No one appeared for or against the application.

Action: A motion to approve a variance for a 7' fence in the front setback was made by Mr. Crispell with a second from Mr. Porter; all were in favor.

WHEREAS, Todd Moxham 1145 Main Street Ruby, NY 12401, Zone R-30, has requested an Area variance for Tax Map Parcel # 39.6-2-12; and

WHEREAS, The applicant seeks a variance to install a seven 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 7, 2010 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 an area variance for a seven foot privacy fence in a front setback be granted July 7, 2010.

Edith Short

Edith Short appeared on behalf of the application to place a 14' x 70' mobile home on a site that had a 13' x 60' mobile home. Ms. Short stated a mobile home was on the lot when she purchased it; she applied for a building permit for the same size mobile home before she purchased a newer home. Once she started looking for a mobile home she found out that 13' x 60' mobile homes were not available. She purchased a 14' x 70' home and placed it on the property thinking it would be ok. The mobile home is a 1989. Mr. Kovacs reviewed Section 114 of the Town Code with the Board. The Board questioned why Ms. Short was at the Zoning Board. Mr. Kovacs stated Ms. Short applied for a Special Permit with the Town Board but was denied because her application was not complete. Mr. Kovacs also updated the Board on a property violation on the property. A long discussion on why Ms. Short was appearing and if she should be appearing in front of the Town Board. It was decided that a Public Hearing would be scheduled for August 7th.

A motion to hold a Public Hearing was made by Mr. Crispell with a second by Mr. Porter; all were in favor.

Motion to adjourn was made by Mr. Porter with a second from Mr. Crispell; all were in favor.

Respectfully Submitted,
Mary Secreto