

ZONING BOARD OF APPEALS MAY 7, 2008

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, May 7, 2008 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 was made by Mr. Crispell and seconded by Mrs. Markisenis with all in favor.

A motion to open the Public Hearing was made by Mr. Crispell and seconded by Mr. Genter.

Preliminary Hearing

Robert and Susan McConekey

Susan McConekey appeared on behalf of the application for a variance for an addition that will be within the side setback. Mrs. McConekey explains that they would like to build an addition on her townhouse; the addition will be 3.5 feet into the side setback. Mrs. McConekey states that she has submitted a letter from her adjoining neighbor giving her permission to build the addition. After a short discussion on restrictions that may be on the townhouses and a review of the building plans a motion to hold over to a Public Hearing was made by Mr. Crispell and seconded by Mr. Genter with all in favor.

Public Hearing

Ronald Durling & Arlene Bonelli

A motion to open the Public Hearing for Ronald Durling and Arlene Bonelli was made by Mr. Crispell and seconded by Mr. Genter with all in favor. Mr. Durling appeared on behalf of the application for a variance to create two undersized lots. No one appeared to oppose the variance Mr. Durling stated the lot to be subdivided belonged to his father; there are two dwellings on the lot and the variance would allow the lots to be separated. A short discussion on how the lots are laid out followed.

Action: A motion to approve the variance to create two undersized lots was made by Mr. Crispell and seconded by Mrs. Markisenis with all in favor.

Greg & Kourtney Fall

A motion to open the Public Hearing for Greg and Kourtney Fall was made by Mr. Crispell and seconded by Mr. Genter with all in favor. Mr. Fall appeared on behalf of an application for a deck that was built in the rear setback. A permit for the deck was issued to and built by the previous owner. When the house was sold to Mr. Fall no

violations showed on the title search. Mr. Fall is now selling the house and the violation of an expired Building Permit came up. During the inspection of the deck it was found that the deck was built within the rear setback. A variance is needed to close out the permit. No one appeared to oppose the variance.

Action: A motion to approve the variance for a deck that is 7.5 feet in the rear setback was made by Mr. Crispell and seconded by Mr. Genter with all in favor.

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

Respectfully Submitted,
Mary Secreto
Zoning Secretary