

Town of Ulster Zoning Board
March 4, 2009

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 4, 2009 at 6:30 P.M.

Present:

John Crispell

Donald Genter

Karen Markisenis

Robert Porter – Chairman

A motion to approve the minutes from the February meeting was made by Mr. Crispell and seconded by Mrs. Markisenis.

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

Public Hearing

Big Matt Associates Inc. 444 Old Neighborhood Road

Ms. Chris Gallop appeared on behalf of the application for a variance to place an addition in the front setback. Ms. Gallop states the addition applicant originally wanted to expand in the rear but the NYS DOT would not allow the addition within is ROW. No one appeared to oppose the variance. Mr. Porter accepted a motion from Mr. Crispell to close the Public Hearing; all were in favor. Mrs. Markisenis states she has no problem with the request as the addition stays in line with the existing building and there is no other way to expand the building.

Action: Mr. Porter requested a motion; Mrs. Markisenis motioned to approve the variance for an addition in the front setback that will be inline with the existing building; Mr. Crispell seconded, all were in favor.

Preliminary Hearing

James Willis 109 Goldricks Landing

James Willis appeared on behalf of the application for an inground pool that will be in the rear setback. Mr. Willis states he is planning an addition and this is the only place for a pool as he needs space for his septic and reserve field. Mr. Willis and the Board discuss the topography of the parcel. The Board reviewed a picture of a retaining wall that was put in place; Mr. Willis states the pool will be 12 feet above the neighboring property and 11 feet from the inside of the retaining wall.

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

Robert Davenport and Sons LLC 660 Washington Avenue

Douglas Davenport appeared on behalf of the application for a greenhouse that will be in the front setback. Mr. Davenport states he was told he did not need a permit to erect the greenhouse; he was later informed he needed site plan approval along with a building permit. The greenhouse is in the front setback as the NYS Thruway property is between Washington Avenue and the Davenport parcel. The Board discusses the property and states the structure does not impair the sight distance as you are pulling out of the site.

Action: Mr. Porter requests a motion. A motion to hold over to a Public Hearing is made by Mr. Genther with a second by Mr. Crispell with all in favor.

James Sass 94 Stahlman Place

Mr. James Sass appeared on behalf of the application for an area variance for an addition on his house. Mr. Sass states that he would like to put an addition on his home that will be an additional 7 feet into the front setback. Mr. Sass believes the existing house is at about 30feet from his property line. After a short discussion on the addition plans Mr. Porter requested a motion. Action: Mr. Crispell motioned to hold over to a Public Hearing with a second from Mrs. Markisenis. All were in favor.

A brief report was given by Chairman Porter in regards to the U.C. land Use Round Table. The common thread was that local boards wished that they had a comprehensive plan, and the need for a knowledgeable support staff. Mr. Porter requested the ZBA members become familiar with our comprehensive plan, so that we they can start to integrate it into our process, which will bring consistency to decisions made by the board.

A motion to adjourn was made by Mr. Genther and seconded by Mr. Crispell with all in favor.

Respectfully Submitted,
Mary Secreto