

Town of Ulster
Zoning Board of Appeals
March 6, 2013

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 6, 2013 at 7:30 P.M.

Present:

John Crispell- Chairman

George Carlson

Arnold Jacobson

Elizabeth Kyriacou

A motion to approve the minutes from the February meeting was made by Mrs. Kyriacou and seconded from Mr. Carlson. All were in favor.

A motion to open the Public Hearing was made by Mr. Carlson with a second from Mrs. Kyriacou with all in favor.

Catskill Tennis Club- Public Hearing

Robert Dupont appeared on behalf of the application for variance to construct a building in the front setback located at 470 Old Neighborhood Road. Mr. Dupont stated the applicant is proposing an indoor tennis club with clubhouse. The applicant needed 20' around the building for emergency vehicles to have access to the building; this requirement forced the building to be placed in the front setback by 10'. The setback required is 40' from the property line. The project was referred to the Ulster County Planning Board; they found no "County Impact". No one appeared against the request.

Action: A motion to grant approval for a variance of 10' for a building in the front setback was made by Mrs. Kyriacou with a second from Mr. Carlson a roll call vote was taken with all in favor.

WHEREAS, Catskill Tennis Club, 470 Old Neighborhood Road. Kingston NY 12401, Zone OM, has requested an area variance for Tax Map Parcel # 48.7-1-4 and

WHEREAS, The applicant seeks a variance for a building that will extend 10 feet into 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 7:30 P.M. on March 6, 2013 and,

WHEREAS, no one against the request appeared at the Public Hearing; and,

WHEREAS, Under Section 239.m of the General Municipal Law, the County of Ulster Planning Board found no County Impact and,

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WHEREAS, the members Zoning Board of Appeals have determined that the building will not have an adverse effect on the neighborhood and, therefore,

BE IT RESOLVED that a variance of 10 feet in the front setback for a structure is granted.

Bread Alone – Public Hearing

Sharon Burns-Leader appeared on behalf of the application to build an addition that will be 5' from the side property line. Ms. Burns-Leader stated she owns Bread Alone Bakery and they are looking for a variance of 10' for a freezer. There will be 5' between the property line and the building. No one appeared against the request.

Action: A motion to grant approval for a variance of 5' for an addition in the side setback was made by Mrs. Kyriacou with a second from Mr. Jacobsen a roll vote was taken with all in favor.

WHEREAS, Bread Alone 2105 Ulster Avenue. Lake Katrine NY 12449, Zone HC, has requested an area variance for Tax Map Parcel # 39.15-4-16 and

WHEREAS, The applicant seeks a variance for an addition that will extend 5' into the side 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 7:40 P.M. on March 6, 2013 and,

WHEREAS, no one against the request appeared at the Public Hearing; and,

WHEREAS, the members Zoning Board of Appeals have determined that the addition will not have an adverse effect on the neighborhood and, therefore,

BE IT RESOLVED that a variance of 5 feet in the side setback for an addition is granted.

Volkswagen of Kingston

John Capobianco appeared on behalf of the application for a variance of 4'6" in the front setback for an addition. Mr. Capobianco stated the applicant would like to upgrade the facade of the Volkswagen Dealership; the encroachment will occur on the Southeast side of the building. The Board reviewed the plans with the applicant. Mr. Crispell stated the request will need to be reviewed by the Ulster County Planning Board.

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Action: A motion to schedule a Public Hearing for May 1st was made by Mrs. Kyriacou with a second from Mr. Jacobsen all were in favor.

A Motion to adjourn was made by Mrs. Kryiacou with a second from with Mr. Crispell with all in favor.

Respectfully Submitted,

Mary O'Bryan-Secreto
Zoning Secretary