

Town of Ulster
Zoning Board of Appeals
May 6, 2009

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on May 6, 2009 at 7:00 P.M.

Present:

John Crispell

Donald Genter

Karen Markisenis – Acting Chair

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

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

Mrs. Markisenis states the preliminary hearing will be held first Mr. Porter is expected.

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

Cosmo Sasso – 72 Yale Court

Mr. Sasso appeared on behalf of the application for an area variance for an addition that will be in the side setback. Mr. Sasso states he would like to put a small addition (less than 400 sq ft) on a house he purchased in September. The addition will continue in the line of the existing house but will encroach the setback as the lot line in angled. Mr. Sasso submitted a letter of approval from the adjoining neighbor. The board reviewed the map and overview of the property.

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

Paul Vogt – 142 Glenerie Blvd.

Paul Vogt appeared on behalf of the application for an area variance. Mr. Vogt would like to remove a trailer and bungalow from his property and replace it with a small two bedroom house. The property is 50' x307'. The new house will be 25 feet wide needing a variance of 10 on each side. The Board review pictures of the site; Mrs. Markisenis states the request will be an improvement to the neighborhood.

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

Big Matt Associates – 444 Old Neighborhood Road

Pat Simmons appeared on behalf of the application for an area variance for an addition that will encroach the front setback. Mr. Simmons states the applicant was granted a variance in March of 2009 for an addition that would stay in line with the building; now they would like to add 10ft to the original variance request. There is no other area where the applicant can place the addition. The board reviewed the plans.

Action: A motion to move to Public Hearing was made by Mr. Crispell and seconded by Mr. Genther. All were in favor.

A motion to open Public Hearings was made by Mr. Crispell and seconded by Mr. Genther.

James Willis – 109 Goldricks Landing Court

Mr. Willis requested his Public Hearing be held over to next months meeting.

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

Davenport & Sons LLC – 660 Washington Avenue

Mr. Davenport appeared on behalf of the application for an area variance for a greenhouse that will be in the front setback. Mrs. Markisenis states the board received the County Review which stated there was no County impact. The Board had no questions.

Action: A motion to approve was made by Mr. Crispell with a second by Mr. Genther, a roll call vote was taken with all in favor.

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

Respectfully Submitted,

Mary Secreto
Zoning Secretary