

Town of Ulster  
Zoning Board of Appeals  
October 7, 2015

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on October 7, 2015 at 7:00 P.M.

Present:

John Crispell  
Brian Ilgner  
Fred Wadnola  
George Carlson – Chairman

**James McDonald 137 Sunrise Avenue**

A motion to open the Public Hearing was made by Mr. Crispell with all in favor.

David Toder appeared on behalf of the application for a 6’6” variance for a garage addition. No one appeared against the request.

A motion to close the Public Hearing was made by Mr. Crispell with all in favor.

After a short discussion a motion to grant a variance of 6’6” was made by Mr. Crispell with a second from Mr. Ilgner with all in favor.

WHEREAS, James McDonald 137 Sunrise Avenue , Zone R10, has requested an Area Variance for Tax Map Parcel # 48.50-4-6;and

WHEREAS, The applicant seeks a variance to construct a garage addition that will encroach 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 7:00 P.M. on October 7, 2015 and,

WHEREAS, no one appeared against the requested variance and,

WHEREAS, under section 239.m of he General Municipal Law the Ulster County Planning Board has no jurisdiction: and,

WHEREAS, The members Zoning Board of Appeals have determined that the request is minor and, therefore,

BE IT RESOLVED that a 6’ 6” foot variance in the side setback is granted.

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**Thomas & Robert Rice 12 Leggs Mills Road**

Scott Dutton appeared on behalf of the application to decrease the required parking spaces from 15 to 10 for a 6 unit apartment house. The units are small starter apartments with one bedroom approximately 400 sq ft each. The request has been sent to the Ulster County Planning Board for their review.

A motion to forward to a Public Hearing was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

A motion to adjourn was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

Respectfully Submitted,  
Mary O'Bryan-Secreto  
Zoning Board Secretary