

Town of Ulster
Zoning Board of Appeals
April 6, 2011

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on April 6, 2011 at 7:00 P.M.

Present:

John Crispell

Fritz Genter

Elizabeth Kyriacou

Robert Porter

Karen Markisenis

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

A motion to open the Preliminary Hearing was made by Mr. Genter with a second from Mrs. Kyriacou; all were in favor.

Angela English – 27 Norma Court

Ms. English appeared on behalf of an application for a 6' fence that will be in the front setback. Ms. English stated she recently purchased the house that is on a corner lot; she would like to put up a privacy fence on the side of the property. The fence will start approximately 7' from the road. A split rail fence will be placed around the rest of the property. The Board reviewed photos of the property.

Action: A motion to hold over to a Public Hearing was made by Mr. Crispell with a second by Mr. Genter; all were in favor.

Don Mackenzie – 1015 Route 213

Michael Moriello appeared on behalf of the application for an appeal of an Order to Remedy; Mr. Moriello stated he does not believe the lack of a Junk Yard License is cause to lose the pre-existing non-conforming use of the parcel in question. Mr. Moriello goes on to state that there are DEC and

DMV violations that are being dealt with. The applicant is willing to work with the Town on the violations and they are before the Board to discuss the issues. Mr. Morriello continued giving a description of the property. The questioned of what the Zoning Board needed to review was discussed. It was decided that the Board would hold a Public Hearing to address the issue of no Junk Yard License being issued on the property. A motion to hold over to a Public Hearing was made Mr. Crispell with a second from Mr. Porter with all in favor.

Respectfully Submitted,

Mary Secreto
Zoning Secretary