

Town of Ulster
Zoning Board of Appeals
December 1, 2010

The regular meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on December 1, 2010 at 7:00 P.M.

Present:

John Crispell

Donald Genter

Robert Porter

Elizabeth Kyriacou

Karen Markisenis – Chairperson

A motion to approve the minutes from the November meeting was made by Mr. Crispell with a second from Mr. Genter with all in favor.

A motion to open the Public Hearing for Linda & Ronald Austin was made by Mr. Porter with a second from Mr. Crispell.

Ronald and Linda Austin – 177 Main Street

Ronald and Linda Austin appeared on behalf of the application for an addition that will be in the side setback. Mr. Austin stated they have changed the size of the addition; it will now be 8' wide therefore the encroachment will be 4'4". The original request was for 12' addition. The addition will be 15'6" from the property line; there will be no windows on the North side of the house. Harry Whaley the adjoining neighbor stated he had no objections to the revised plan. The Board reviewed the pictures and survey submitted. A motion to close the Public Hearing was made by Mr. Genter with a second from Mr. Crispell.

Action: A motion to grant a variance for an addition that will be 15'6" from the property line was made by Mr. Porter with a second from Mr. Crispell; all were in favor.

WHEREAS, Ronald and Linda Austin 177 Main Street Lake Katrine New York 12449, Zone R-30, has requested variance for Tax Map Parcel # 39.11-1-12 and

WHEREAS, The applicant seeks a variance to build an 8' addition that will be 4'6" in the side setbacks 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 November 3, 2010 and December 1, 2010 and,

WHEREAS, no one appeared at the Public Hearing to oppose the addition; and;

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

WHEREAS, The members of the Zoning Board of Appeals have determined that the addition will have a minor effect on the vicinity and, therefore,

BE IT RESOLVED that a variance to build an 8" addition in the setback is granted.

Brian Hummel – Eastern Parkway

Brian Hummel appeared on behalf of the application for an application for a residential storage garage on a lot. Mr. Hummel stated he would like to build a residential garage on a vacant lot; he lives on Glenerie Blvd. and does not

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have any room on his property to build a garage. The garage will store personal items; there will be no plumbing or heat in the building. The property is next to railroad tracks. Mr. Hommel stated he does not own the property but has spoken to the owner; he wanted to know if he would be allowed to build the garage before he purchased the property. The Board questioned Mr. Hummel on the type and size of the garage. Mr. Hommel

will bring in a letter stating the owner gives him permission to apply for the garage. The Board requested more details on the type of garage he would place on the lot.

Action: A motion to move to a Public Hearing was made by Mr. Genter with a second from Mr. Porter with all in favor.

A motion to adjourn was made by Mr. Genter with a second from Mrs. Kyriacou. All were in favor.

Respectfully Submitted,

Mary Secreto
Zoning Secretary