

Town of Ulster  
Zoning Board of Appeals  
March 2, 2011

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 2, 2011 at 7:00 P.M.

Present:

John Crispell

Elizabeth Kyriacou

Robert Porter

Karen Markisenis

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

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

**Brian Williams – 80 Northfield Street**

Brian Williams appeared on behalf of the application for a 6' fence that will be in the front setback. Mr. Williams stated the fence will be replacing an existing fence that is 3' to 4' in height. The house is on a corner lot therefore there are 2 front setbacks. The Zoning Secretary informed the Board that 2 neighbors called the Zoning Office in favor of the variance. No one appeared against the variance. The Board reviewed pictures of the parcel.

**Action:** A motion to grant a variance for a 6' fence in the front setback was made by Mr. Crispell with a second from Mrs. Kyriacou; all were in favor.

WHEREAS, Brian Williams 80 Northfield Street Kingston, NY 12401.  
Zone R-10, has requested an Area variance for Tax Map Parcel # 48.65-9-1 ;  
and

WHEREAS, The applicant seeks a variance to install a six foot privacy fence in 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 7:00 P.M. on March 2, 2011 and,

WHEREAS, No one appeared at the Public Hearing and,

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

WHEREAS, The members Zoning Board of Appeals has determined that the requested variance is minor and, therefore,

BE IT RESOLVED That a two-foot area variance for a six-foot high privacy fence in a front setback be granted.

**New Business**

Mr. Kovacs reviewed the application for an appeal of violation for Don Mackenzie. Mr. Kovacs explained the appeal to the Board, stating he would send a memo out before the April meeting.

Respectfully Submitted,

Mary Secreto  
Zoning Secretary