

Town of Ulster
Zoning Board of Appeals
November 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 November 2, 2011 at 7:00 P.M.

Present:

John Crispell – Acting Chairman
Fritz Genther
Elizabeth Kyriacou
Arnold Jacobsen

A motion to approve the minutes from the October meeting was made by Mr. Genther and seconded by Mrs. Kyriacou. All were in favor.

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

Habitat for Humanity – 406 Rt. 28

William Nowak and Robin Andrade appeared on behalf of the application for an area variance to reduce the number of parking spaces from 106 to 31. Mr. Nowak stated the project is before the Planning Board and has been reviewed by the Ulster County Planning Board. The County Planning Board recommendation was no county impact. Ms. Andrade reviewed the plan with the Board. No one appeared for or against the variance.

Action: A motion to grant a variance to reduce the number of parking spaces from 106 to 31 was made by Mrs. Kyriacou with a second from Mr. Genther. All were in favor.

WHEREAS, Ulster County Habitat for Humanity, 406 Rt. 28 Kingston, New York 12401, Zone HC, has requested a area variance for Tax Map Parcel # 47.2-4-19.100 & 47.2-4-19.200-;and

WHEREAS, the applicant seeks an area variance to reduce the required number of parking spaces from 106 to 31.

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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 2, 2011 and,

WHEREAS, no one appeared at the Public Hearing; and

WHEREAS, under section 239.m of General Municipal Law the County of Ulster Planning Board has reviewed the project and determined the request was a Local Determination and,

WHEREAS, the members Zoning Board of Appeals have determined that the request would not produce an undesirable change in the character of the neighborhood and that the area variance should be granted

BE IT RESOLVED that an area variance to reduce the number of parking spaces to 31 be granted

Roy Scott Palmer- 905 DeWitt Lake Rd- Public Hearing

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

Roy Scott Palmer appeared on behalf of the application for an area variance. Mr. Palmer stated he would like to place a hot tub next to an existing deck; this will be 4 feet into the side setback and also in the front setback as he is on a corner lot. Mr. Palmer stated there is no other place for him to place the hot tub as his septic and well are in his back yard. Mr. Crispell opened the floor for comments. Carmen Morano a neighbor spoke of an issue he had with the rear of the property; Mr. Crispell stated the Board was only looking at the variance request. Mr. Paul Bomba stated he was opposed to the variance as the hot tub will be 6' from his property line and 19' from his house. Mr. Bomba continued stating the hot tub would obstruct his view of oncoming traffic and voiced concerns of the safety of the hot tub and its placement stating there is no buffer between the two houses. Mr. Bomba submitted a letter of his concerns to the Board. Mrs. Palmer stated that Mr. Bomba purchased the house with a blind driveway and the hot tub will not

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affect his line of sight. Mrs. Palmer went on stating there were 4' hedges between the properties but Mr. Bomba cut them.

Action: A motion to adjourn the hearing to December 7th was made by Mr. Crispell with a second from Mr. Genter with all in favor.

Aimee Savino aka Kouhopt – 28 Parish Lane

Dave Sumber appeared on behalf of the application for an area variance for an addition that will be 1'6" from the side property line. Mr. Sumber stated he needs more room for his growing family. The adjoining neighbor has written a letter in favor of the variance; this was submitted with the application. The board reviewed the plot plan submitted.

Action: A motion to move to a Public Hearing was made by Mr. Genter with a second from Mrs. Kyriacou. All were in favor.

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

Respectfully Submitted,

Mary Secreto
Zoning Secretary