

Town of Ulster
Zoning Board of Appeals
November 3, 2010

The regular meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on November 3, 2010 at 7:00 P.M.

Present:

John Crispell

Donald Genter

Robert Porter (arrived late)

Elizabeth Kyriacou

Karen Markisenis - Chairperson

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

A motion to open the Public Hearing for Daniel Couse was made by Mr. Genter with a second from Mr. Crispell.

Daniel Couse – 1023 Columbia Street

Daniel Couse appeared on behalf of an application for an area variance that will be 10' into the rear setback. Mr. Couse submitted pictures of his property for the Board to review. Mr. Couse stated that he would like to build a deck in the rear of his house; because of the small lot size the deck will be 5' from the rear property line. No one appeared for or against the variance request. A motion to close the Public Hearing was made by Mr. Crispell with a second from Mrs. Kyriacou. All were in favor. Mrs. Markisenis stated she feels the variance is substantial; the deck will be too close to the property line and should be scaled down. Mr. Couse stated his back door is only 13' from the property line and reminded the Board that he will be placing shrubs on the property line after the deck is built.

Acton: A motion to approve the variance for a deck within the rear setback was made by Mr. Crispell with a second from Mrs. Kyriacou; a roll call vote was taken.

Mr. Crispell – yes

Mr. Genter – yes

Mrs. Kyriacou – yes

Mrs. Markisenis – no

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WHEREAS, Daniel Couse, 1023 Columbia Street Kingston, New York 12401, Zone R-10, has requested an area variance for Tax Map Parcel # 48.42-5-10.100 and

WHEREAS, The applicant seeks a variance to build a rear deck that will be 10' feet into the rear 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,

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 of the Zoning Board of Appeals have determined that the deck will have a minor effect on the vicinity and, therefore,

BE IT RESOLVED that a 10'-foot variance in the rear setback is granted.

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

Ronald and Linda Austin

Ronald and Linda Austin appeared on behalf of an application for an area variance for an addition that will be within the side setback. Mr. & Mrs. Austin submitted pictures of the property to the Board. Kelly Dachenhausen an adjoining neighbor appeared and was not opposed to the addition. Donna & Harry Whaley (adjoining neighbors) appeared with questions on how the addition would affect their property. Mrs. Whaley questioned how much her properties value would decrease if the addition was built. She also stated the

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addition would be parallel to her home. Mrs. Markisenis requested the applicant submit a survey of the property. Mr. Austin and Mrs. Austin will submit a survey and return to next months meeting.

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

A motion to adjourn was made by Mr. Genther with a second from Mr. Porter. All were in favor.

Respectfully Submitted,

Mary Secreto
Zoning Secretary