

Town of Ulster
Zoning Board of Appeals
September 7, 2011

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

Present:

John Crispell

Arnold Jacobsen

Elizabeth Kyriacou

Robert Porter –Chairman

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

Public Hearing

A motion to open the Public Hearing was made by Mr. Crispell with a second from Mrs. Kyriacou

Action: A motion to grant the variances requested was made by Mr. Crispell with a second from Mr. Genter. A roll call vote was taken with all in favor.

Don Mackenzie – 1015 Rt. 213

Michael Moriello & Allen Dumas appeared on behalf of the application for an area variance for fence height. Mr. Dumas explains the applicant is requesting a variance for fence height. If you are on Mountain Road you are looking up at the site. There is a lot of fill on the site; the applicant will be placing a 36” block retaining wall in portions of the site and placing a 6’ louver fence on top of the wall. The height of the fence from inside the property will be 9’. A short discussion followed on the request and if it is sufficient to block the activity. The applicant felt the fence height is sufficient. Mr. Dumas goes on to explain that because of the fill on the site the height of the fence will change at some spots it will be higher than others. No one appeared against the request. Mr. Porter stated that he felt the fence will be an improvement to the site. **Action:** A motion to grant a variance for a 6’ fence that will be placed on a 3’ retaining wall and will be 9’

in height in some areas of the site was made by Mr. Crispell with a second from Mrs. Kyriacou. A roll call vote was taken and all were in favor.

WHEREAS, Don Mackenzie 33 1015 Route 213 Kingston, NY 12401. Zone LC, has requested an Area variance for Tax Map Parcel # 56.71-2-2; and

WHEREAS, The applicant seeks a variance to install a six foot fence that will be placed on a 36” wall in the front and side 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 September 7, 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 an area variance for a six-foot high fence placed on a 36” wall in the front and side setback be granted.

Habitat for Humanity – 406 Rt. 28

Bill Nowak and Robin Andrade appeared on behalf of the application for Habitat for Humanity. Mr. Nowak stated the applicant is requesting an area variance to reduce the number of parking spaces on the site. The code requires 106 spaces the site has 31. Mr. Nowak stated the site was previously a retail store. Ms. Andrade stated about 10% of the space will be used as offices the rest of the upper level as retail space and the lower level will be warehouse space; at times there would be meetings at the site. The retail store will sell building supplies and maybe appliances that have been donated to Habitat, the profit from these items go back to Habitat. Any trucks would be delivering to the loading docks located at the lower level.

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

Respectfully Submitted,

Mary Secreto
Zoning Secretary