

Town of Ulster  
Zoning Board of Appeals  
March 1, 2017

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 1, 2017 at 7:00 P.M.

Present:

George Carlson  
Brian Ilgner  
Frederick Wadnola  
Geoffrey Ring – Chairman

Absent:

Renato DiBella

A motion to approve February 1, 2017 minutes was made by Mr. Carlson with a second from Mr. Wadnola; all in favor.

**Keith Hughes-Public Hearing**

A motion to open the Public Hearing for Keith Hughes project was made by Mr. Ilgner, with a second from Mr. Carlson; all in favor.

Susan and Richard Davis, neighbors of Mr. Hughes, voiced their concerns over Mr. Hughes wanting to convert an old warehouse into an auction hall. The Davis' house sits approximately 900 feet away from the proposed auction hall. Mrs. Davises had stated that last summer Mr. Hughes had held an auction, and they could clearly hear the noise from their house that was being made by the auction hall. Mrs. Davis expressed that they would like Mr. Hughes' auction hall to comply with the noise ordinance set in the Town of Ulster and to keep the auction indoors. A brief discussion followed.

**Action:** As the applicant was not present, there was a motion to adjourn this meeting until next month from Mr. Ring with a second from Mr. Carlson; all in favor.

There was a brief discussion on M&J vs. The Zoning Board of Appeals. Judge Fisher had wanted a decision from the ZBA Board, but they are unlikely to reach and settlement and remain undecided.

A motion to adjourn was made by Mr. Wadnola with a second from Mr. Ilgner; all in favor.

Respectfully Submitted,  
Gabrielle Perea  
Zoning Board Secretary