

Town of Ulster
Zoning Board of Appeals
February 1, 2017

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

Present:

George Carlson
Bryan Ilgner

Frederick Wadnola
Geoffrey Ring – Chairman

A motion to approve the minutes from the January 4th was made by Mr. Wadnola with a second from Mr. Ilgner with all in favor.

Thomas Hricisak/Kingston Rolloffs– Public Hearing

A motion to open the Public Hearing was made by Mr. Wadnola with a second from Mr. Ilgner with all in favor.

Michael Vetere III appeared on behalf of the applicant to erect a 6' fence in the front setback. The fence will be wrapped with black or green wrap and have a gate in the SW corner of the property. After a brief discussion, the variance was granted.

A motion to close the Public Hearing was made by Mr. Wadnola with a second from Mr. Ilgner with all in favor.

Action: A motion to grant the request for a 2' variance for a fence in the front setback was made by Mr. Wadnola, with a second from Mr. Ilgner, with all in favor.

Anna Raskoskie– Public Hearing

A motion to open the Public Hearing was made by Mr. Wadnola with a second from Mr. Ilgner with all in favor.

Anna Raskoskie appeared on behalf of the application to seek a thirteen foot area variance in the rear setback of both properties to place a shed and garage, with a seven foot variance in the side setback for the garage. Applicant also seeks a use variance for 48.49-3-26 to place a garage on a vacant lot.

Application was amended to show the variance for both accessory structures, as well as the use variance for the vacant lot. Mr. Ring made the motion to approve the amendment, with a second from Mr. Carlson.

A motion to close the Public Hearing was made by Mr. Wadnola, with a second from Mr. Ilgner, with all in favor.

Action: A motion to grant the request for two 13' variances in the rear setback, a 7' variance in the side setback, and a use variance was made by Mr. Ring with a second from Mr. Carlson, with all in favor.