

Town of Ulster Zoning Board
April 10, 2024
Meeting Minutes

Pledge of Allegiance was recited.

Emergency exits were noted.

Roll call

Mr. Shultis – Excused

Mrs. Higgins

Mr. Moustakas

Mr. Coutinho

Chairman Reginato

Approval of March meeting minutes

Motioned by: Mrs. Higgins

Seconded by: Mr. Moustakas

All in favor

Public Hearing

Neftali Lemus – Z-439

318 Main St

SBL: 39.33-1-8.100

Zone: R30

Use variance – apartments – 3 family to 4 family.

Action: Open public hearing

Motioned by: Mr. Coutinho

Seconded by: Mrs. Higgins

All in favor

No neighbors appeared for the public hearing.

Action: Close public hearing

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor

Action: Vote to approve

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor by roll call vote

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New Business

Richard & Kathleen Bell - Z-441

40 Holiday Ln

SBL: 56.30-2-25

Zone: R30

Area Variance – 6' fence in front yard

Action: Move to public hearing May 8, 2024

Motioned by: Mrs. Higgins

Seconded by: Mr. Coutinho

All in favor

Stephen & Linda Benicase – Z-442

10 Spring Lake Dr

SBL: 56.22-2-6

Zone: R30

Area Variance – Carport on existing structure

Action: Move to public hearing on May 8, 2024

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor

Action: Meeting adjourned

Motioned by: Mrs. Higgins

Seconded by: Mr. Coutinho

All in favor