

**Town of Ulster Zoning Board Meeting**  
**1 Town Hall Drive**  
**Lake Katrine, NY 12401**  
**August 14, 2024**  
**7:00 PM**

Pledge of Allegiance was recited.  
Emergency exits were noted

**Roll call**

Mrs, Higgins  
Mr. Shultis  
Mr. Moustakas  
Mr. Coutinho  
Chairman Reginato

**Action:** Approval of May meeting minutes  
Motioned by Mr. Moustakas  
Seconded by Mrs. Higgins  
All in favor

**Public Hearing**

**Josolynn Lange – Z-445**

61 Ulster landing Rd

SBL: 48.8-2-25

Zone: R30

*Area variance – deck extension*

Motion to open the public hearing was made by Mrs. Higgins with a second from Mr. Moustakas.

No one from the public appeared with concerns.

Motion to close the public hearing was made by Mr. Shultis with a second from Mr. Coutinho.

**Action:** Approval of variance  
Motioned by Mr. Moustakas  
Seconded by Mr. Coutinho  
All in favor by roll call vote.

**Laurie Sheridan – Z-447**

3103 Route 32

SBL: 56.14-1-9

Zone: R60

*20-foot Area Variance – deck extension*

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Motion to open the public hearing was made by Mrs. Higgins with a second from Mr. Coutinho

No one from the public appeared with concerns.

Motion to close the public hearing was made by Mr. Moustakas with a second from Mrs. Higgins.

**Action:** Approval of Variance  
Motioned by Mr. Moustakas  
Seconded by Mrs. Higgins  
All in favor by roll call vote

**Janet Caravello – Z-448**

90 Lawrenceville St

SBL: 48.49-1-9

Zone: R10

*Area Variance – Garage extension*

The motion to open the public hearing was made by Mr. Shultis with a second from Mrs. Higgins.

No one appeared from the public with concerns.

Motion to close the public hearing was made by Mrs. Higgins with a second from Mr. Moustakas

**Action:** Approval of 7' 4" variance.

Motioned by Mr. Coutinho

Seconded by Mrs. Higgins

All in favor

**New Business**

**Robert Spiconardi Z-446**

128 Wrentham St

SBL: 48.65-13-28

Zone : R10

*Area Variance – garage extension*

Robert Spiconardi appeared to explain his expansion of his garage roughly 4-feet towards the road.

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**Action:** Move to Public hearing for September 11, 2024

Motioned by Mr. Moustakas

seconded by Mrs. Higgins

All in favor

**Denis & Barbara O'Regan – Z-449**

192 South Rd

SBL: 39.1–5-16

Zone: R60

Area Variance - addition

Denis O'Regan appeared to explain that they need a 20 ft relief from the front setback for an addition being built.

**Action:** Move to public hearing on September 11, 2024.

Motioned by Mrs. Higgins

Seconded by Mr. Coutinho

All in favor by roll call vote

**Ernest Cuff – Z-450**

15 Old Sawkill Rd

SBL: 48.14-3-40

Zone: R30/OM

*Use Variance for auto repair/sales*

Ernest appeared to explain that he would like to bring a vehicle repair shop to his already existing garage. There may be vehicles for sale but just a couple at a time.

**Action:** Move to public hearing on September 11, 2024.

Motioned by Mr. Coutinho

Seconded by Mr. Shultis

All in favor by roll call vote

**Old Business**

**Joseph & Marilyn Emanuele – Z440**

458 Lucas Ave & 16 Hillside Terrace

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SBL :56.30-1-39.111 & 56.30-2-41  
Zone: R30  
Area Variance – apartments

Robert Hagopian appeared with applicant Joseph Emanuele to present a proposed 84-unit apartment complex. This parcel, according to the Zoning code, would only allow half of the proposed units. The variance requested would be a 100% increase.

**Action:** Move to public hearing  
Motioned by Mr. Moustakas  
Seconded by Mr. Shultis

**Action:** Adjourn the August meeting  
Motioned by Mr. Moustakas  
Seconded by Mrs. Higgins  
All in favor

Respectfully submitted,  
Megan Hay  
Planning-Zoning Secretary