

Town of Ulster  
Zoning Board of Appeals  
December 7, 2016

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on December 7, 2016 at 7:00 P.M.

Present:

John Crispell

Geoffrey Ring

Bryan Ilgner

George Carlson – Chairman

A motion to approve the minutes from the November 2nd was made by Mr. Crispell with a second from Mr. Ring with all in favor.

**Deborah Christiana– Public Hearing**

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

Paul Christiana appeared on behalf of the applicant to decrease the front setback from 30' to 10' setback. The lot is a flag lot with an existing warehouse. The flag portion of the lot is 153 'in length. Mr. Christiana stated he is requesting the variance so he can have a larger back yard.

A motion to close was made by Mr. Crispell with a second from Mr. Ilgner with all in favor.

**Action:** A motion to grant the request for a 20' variance in the front setback was made by Mr. Crispell with all in favor.

Respectfully Submitted,  
Gabrielle Perea  
Zoning Board Secretary