

**Town of Ulster Zoning Board
January 10, 2024
Meeting Minutes**

Meeting called to order at 7:00 PM.
Pledge of Allegiance was recited.
Emergency exits were noted.

Roll call

Mr. Shultis
Mr. Moustakas
Mrs. Higgins
Chairman Reginato – Excused

Approval of December meeting minutes

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor

Vote to make Megan Hay Zoning board Secretary

Motioned by: Mrs. Higgins

Seconded by: Mr. Moustakas

All in favor

Vote for Mr. Shultis to be Vice Chair

Motioned by: Mrs. Higgins

Seconded by: Mr. Moustakas

All in favor

Public Hearing

Rolando Bartley – Z-438

57 Jeanette Ln

SBL: 39.7-4.11

Zone: R30

Area variance for addition over the rear setback

Open public hearing

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor

No one from the public appeared for the public hearing.

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Close public Hearing

Motioned by: Mr. Shultis

Seconded by: Mrs. Higgins

All in favor

NOTICE OF DECISION

WHEREAS Rolando Bartley has requested an area variance for 57 Jeanette Lane, Lake Katrine, N.Y 12449. Tax Map Parcel # 39.7-4-11 (Zone R30) and

WHEREAS the applicant seeks a 12.5-foot variance in the rear of the property for an addition and,

WHEREAS, The Town of Ulster Zoning Board of Appeals has duly advertised for a Public Hearing in the Kingston Freeman and has held a Public Hearing at the Town of Ulster Town Hall at 7:00 P.M. on January 10, 2024, and,

WHEREAS no one appeared at the Public Hearing; and,

WHEREAS, under section 239.m of General Municipal Law the County of Ulster Planning Board had no jurisdiction: and,

WHEREAS, the members Zoning Board of Appeals have determined that the variance will not adversely affect the area and that the variance should be granted:

BE IT RESOLVED that a 12.5-foot rear variance be granted.

Variance Granted: January 10, 2024

File # Z-438

Vote to Approve

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor by roll call vote

Hurley Excavation and Landscaping – Z-437

Route 28

SBL:48.13-2-16

Zone: HC

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Area Variance for 6-foot fence in front yard

Open public hearing

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor

No one from the public appeared for the public hearing.

Close Public Hearing

Motioned by: Mr. Shultis

Seconded by: Mrs. Higgins

All in favor

WHEREAS Hurley Excavation and Landscaping has requested an area variance for a parcel off Route 28 Kingston, N.Y 12401. Tax Map Parcel # 48.13-2-16 (Zone HC) and

WHEREAS the applicant seeks an area variance for a 6-foot fence in the front setback and,

WHEREAS, The Town of Ulster Zoning Board of Appeals has duly advertised for a Public Hearing in the Kingston Freeman and has held a Public Hearing at the Town of Ulster Town Hall at 7:15 P.M. on January 10, 2024, and

WHEREAS no one appeared at the Public Hearing; and,

WHEREAS, under section 239.m of General Municipal Law the County of Ulster Planning Board had no jurisdiction: and,

WHEREAS, the members Zoning Board of Appeals have determined that the variance will not adversely affect the area and that the variance should be granted:

BE IT RESOLVED that an area variance for a 6-foot fence in front setback be granted.

Variance Granted: January 10, 2024

File # Z-437

Vote to approve.

Motioned by: Mrs. Higgins

Seconded by: Mr. Moustakas

All in favor by roll call vote

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Adjourn Meeting

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor

Respectfully submitted,

Megan Hay

Planning/Zoning Secretary