

Town of Ulster  
Zoning Board of Appeals  
June 1, 2016

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on June 1, 2016 at 7:00 P.M.

Present:

Bryan Ilgner  
Geoffrey Ring  
Fred Wadnola  
John Crispell  
George Carlson – Chairman

A motion to approve the May minutes was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

Mr. Oliver reviewed his request with the Board.

Mr. Wadnola stated he walked the property stating the site would require a lot of fill. A short discussion on the topography of the lot followed. Mr. Wadnola stated he felt the lot is too small to build on. Mr. Carlson stated he also walked the lot and agreed it was too small. A motion to grant the variance was made by Mr. Crispell. Mr. Wadnola stated he felt the lot had too many issues and was too small to build on. Mr. Ring stated he also walked the lot and understands the neighbors concerns but the Board's job is to look at the variance request. The concerns of the neighbors are regulated by the Building and Health Departments. Mr. Crispell stated the Board needed to consider the neighbors concerns. A motion to deny the request was made by Mr. Crispell with a second from Mr. Wadnola. A roll call vote was taken.

Mr. Crispell -yes

Mr. Wadnola -yes

Mr. Ring -no

Mr. Ilgener yes, Mr. Ilgner stated he felt the house would be a negative impact on the neighborhood.

Mr. Carlson yes.

The request was denied.

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

Respectfully Submitted,  
Mary O'Bryan-Secreto  
Zoning Board Secretary