

Town of Ulster  
Zoning Board of Appeals  
February 9, 2022

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held on Wednesday, February 9, 2022, at 7:00 p.m. via the *Zoom* application. The following members were present:

**Present:**

Andi Turco-Levin  
Steve Shultis

Robert Porter  
Kevin Reginato - Chairman

**Absent:**

Lois Smith

Pledge of Allegiance was recited.

Roll call.

A motion to approve the minutes from the January 2022 meeting was made Mr. Porter, with a second from Mrs. Turco-Levin; all in favor.

**PRELIMINARY HEARING**

**Ronald Strasser – Z-416**  
**6 Wildwood Lane**  
**Saugerties, NY 12477**  
**SBL: 39.27-3-17**  
**Zone: R30**

*Area Variance to allow a deck 8' from the side property line (12' variance request)*

No one appeared for this proposal. Mistakenly, Mr. Strasser appeared at the Town Hall in-person.

**Action:** A motion to adjourn the project until the March 2022 meeting was made by Chairman Reginato, with a second from Mr. Porter; all in favor with a roll call vote.

**Mark Renganeschi – Z-417**  
**27 Norma Court**  
**Kingston, NY 12401**  
**SBL: 56.30-4-25**  
**Zone: R30**

*Area Variance to allow a six foot (6') fence in the front setback (16' off of Hillside Terrace)*

Mark Renganeschi, owner, appeared before the Board on behalf of his application to allow a six foot (6') fence approximately sixteen feet (16') from Hillside Terrace.

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Mr. Renganeschi explained that there is an existing four-foot (4') rail and post fence in front of a row of hemlocks and he would like to remove that fence and install a six-foot (6') stockade fence behind the hemlock trees.

Mr. Warren Tutt, Building Inspector, explained that the way the Town Code reads, the hemlock trees are essentially a fence on their own, so the applicant is installing a stockade fence behind a natural buffer.

Mr. Renganeschi abuts the Rolling Meadows Water Company and they have a six-foot (6') fence that his fence would meet.

**Action:** A motion to forward the project to a public hearing was made by Mrs. Turco Levin, with a second from Chairman Reginato; all in favor with a roll call vote.

There was a discussion amongst the Board on what is considered a fence and that the Code should be reviewed and updated.

A motion to adjourn was made by Chairman Reginato, with a second from Mrs. Turco-Levin; all in favor.

Respectfully Submitted,  
Gabrielle Perea  
Zoning Board Secretary