

TOWN OF ULSTER ZONING BOARD
MEETING MINUTES
MARCH 9, 2022

MEETING HELD IN PERSON

CALLED TO ORDER BY CHAIRMAN REGINATO – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

ROBERT PORTER

STEVE SHULTIS – *EXCUSED*

LOIS SMITH

ANDI TURCO-LEVIN – *EXCUSED*

CHAIRMAN REGINATO

MOTION TO APPROVE THE FEBRUARY MEETING MINUTES

MOTION: ROBERT PORTER

SECOND: LOIS SMITH

ALL IN FAVOR

PUBLIC HEARING

MOTION TO OPEN PUBLIC HEARING

MOTION: LOIS SMITH

SECOND: ROBERT PORTER

ALL IN FAVOR

MARK RENGANESCHI – Z-417

27 NORMA COURT

KINGSTON, NY 12401

SBL: 56.30-4-25

ZONE: R30

AREA VARIANCE TO ALLOW A 6' FENCE IN THE FRONT SETBACK (16' OFF OF HILLSIDE TERRACE)

-NO PUBLIC QUESTIONS-

MOTION TO CLOSE PUBLIC HEARING

MOTION – ROBERT PORTER

SECOND LOIS SMITH

ALL IN FAVOR

ACTION: APPROVE VARIANCE

MOTION – CHAIRMAN REGINATO

SECOND – LOIS SMITH

ALL IN FAVOR

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ROLL CALL VOTE

ROBERT PORTER – **YES**

LOIS SMITH – **YES**

CHAIRMAN REGINATO – **YES**

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 SIDE PROPERTY LINE (12' VARIANCE REQUEST)

MR STRASSER WAS NOT ABLE TO ATTEND THE PREVIOUS AND CURRENT MEETING DUE TO HEALTH ISSUES.

DOCUMENTATION SUFFICIENT ENOUGH TO REVIEW WITHOUT MR. STRASSER'S PRESENCE.

PLAN IS TO ADD ON 8' OF DECK TO AN EXISTING DECK ON THE HOUSE.

ZONING BOARD ATTENDEES QUESTION IF THERE WOULD BE ANY OBJECTIONS FROM NEIGHBORS AND FIRE DEPARTMENT AND ADVISED FORWARDING TO A PUBLIC HEARING.

ACTION: MOVE TO A PUBLIC HEARING

MOTION- LOIS SMITH

SECOND - CHAIRMAN REGINATO

ROLL CALL VOTE

ROBERT PORTER – **YES**

LOIS SMITH – **YES**

CHAIRMAN REGINATO – **YES**

ALL IN FAVOR

ANNALEE ORSULICH – Z-418

TARA STENNETT

12 JUNIPER LANE

SAUGERTIES, NY 12477

SBL:39.27-3-7

ZONE: R30

AREA VARIANCE TO ALLOW A SINGLE-FAMILY DWELLING WITHIN SETBACKS

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PLAN IS TO BUILD A SMALL MODEST HOME.

- 16' X 30' PRIMARY HOME WITH A 6' PORCH
- AN ADDITIONAL 14' X 22' TINY HOME
- 720 SQ FT TOTAL
- CONDENSED TO MAKE ONE LONG NARROW HOME.

USING VERMONT COTTAGE COMPANY FOR HOME PLANS

-SMALL DISCUSSION ON TINY HOMES-

ASKING FOR A 2' VARIANCE FROM OAK LANE
16' VARIANCE FROM JUNIPER LANE (FRONT OF HOUSE)
13' REAR VARIANCE

ACTION: MOVE TO PUBLIC HEARING

MOTION - ROBERT PORTER

SECOND - CHAIRMAN REGINATO

ROLL CALL

ROBERT PORTER – **YES**

LOIS SMITH – **YES**

CHAIRMAN REGINATO- **YES**

ALL IN FAVOR

MOTION TO ADJOURN MARCH MEETING

MOTION - ROBERT PORTER

SECOND – CHAIRMAN REGINATO

ALL IN FAVOR

Respectfully submitted,
Megan Hay