

TOWN OF ULSTER ZONING BOARD  
MEETING MINUTES  
APRIL 13, 2022

MEETING HELD IN PERSON

PLEDGE OF ALLEGIANCE

CALLED TO ORDER BY CHAIRMAN REGINATO AT 7 PM

**ROLL CALL BY WARREN TUTT**

ANDI TURCO-LEVIN

STEVE SHULTIS

ROBERT PORTER – EXCUSED

LOIS SMITH – EXCUSED

KEVIN REGINATO – CHAIRMAN

**ACTION - APPROVING THE MARCH MINUTES**

**MOTION** -CHAIRMAN REGINATO

**SECOND** – STEVE SHULTIS

ALL IN FAVOR

**PUBLIC HEARING**

**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*

**OPENING THE PUBLIC HEARING**

**MOTION** – ANDI TURCO-LEVIN

**SECOND** - STEVE SHULTIS

ALL IN FAVOR

**CONCERNED NEIGHBORS**

**JEFF COLES**

115 ESOPUS AVENUE

-WANTING TO KNOW WHAT THE ACTUAL VARIANCE IS AND IF YOU CAN BUILD ON A LOT OF THAT SIZE.

-THERE IS ONLY WATER- NO SEWER

-PARKING WILL BE AN ISSUE IF THE HOUSE TAKES UP THE WHOLE LOT.

-STATING THAT THE SETBACKS WERE DIFFERENT WHEN HE BUILT AND HE IS WONDERING WHY THE APPLICANTS WOULD BE ALLOWED TO BUILD SO CLOSE TO THE ROAD WHEN HE HAD TO BE 30FT FROM FRONT SETBACK, 25 FT FROM EACH SIDE AND 20FT FROM THE BACK WITH HIS OWN HOUSE.

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**BRAD GIBSON** - 9 JUNIPER LANE (DIRECTLY ACROSS THE STREET FROM APPLICANTS)

- ROADS ARE EXTREMELY NARROW THE HOUSE WOULD BE RIGHT ON THE ROAD.
- NO VISUAL WHEN BACKING OUT OF THEIR OWN DRIVEWAY IF THE HOUSE IS BUILT WHERE PLANNED.

**KAYLA GIBSON** -9 JUNIPER LANE

- CONCERNED ABOUT WHEN CHILDREN PLAY IN THE YARD, IF THE HOUSE IS BUILT WHERE THEY ARE PLANNING THAT THE HOUSE WILL BE BLOCKING BEING ABLE TO SEE A VEHICLES COMING AROUND THE CORNER.

**CLOSING THE PUBLIC HEARING**

**MOTION** - ANDI TURCO-LEVIN

**SECOND** - STEVE SHULTIS

ALL IN FAVOR

SMALL DISCUSSION ON HOW MANY BEDROOMS THE HOUSE WILL BE AND HOW IT WILL DICTATE THE SIZE OF THE SEPTIC TANK PLACED – WHICH THEY ARE UNSURE ABOUT THE NUMBER OF BEDROOMS AT THE MOMENT.

WARREN POINTS OUT THAT THE SETBACK IS FROM THE PROPERTY LINE AND NOT THE ROAD EDGE SO IT WILL BE FURTHER AWAY FROM THE ROAD THAN EXPECTED.

THEY ALSO HAVE AROUND 3000 SQ FT WHERE THEY COULD HAVE THEIR SEPTIC TANK PLACED

AFTER DISCUSSION THE BOARD CONCLUDED THAT THE APPLICANTS HAVE MORE THAN ENOUGH SPACE TO BUILD WHAT THEY ARE PLANNING ALONG WITH ENOUGH ROOM FOR PARKING SPACE AND SEPTIC.

**APPROVING THE VARIANCE**

**MOTION** - ANDI TURCO-LEVIN

**SECOND** – STEVE SHULTIS

ROLL CALL VOTE – ALL IN FAVOR

**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 IN ATTENDANCE AGAIN THIS MONTH

**TOWN OF ULSTER ZONING BOARD  
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**OPENING THE PUBLIC HEARING**

**MOTION** – ANDI TURCO LEVIN

**SECOND** - STEVE SHULTIS

ALL IN FAVOR

**CLOSE THE PUBLIC HEARING**

**MOTION** – CHAIRMAN REGINATO

**SECOND** – STEVE SHULTIS

ALL IN FAVOR

**DENYING THE APPLICATION WITH NO PREJUDICE, INVITING MR. STRASSER TO REAPPLY AT ANY TIME.**

**MOTION** – ANDI TURCO-LEVIN

**SECOND** – STEVE SHULTIS

ROLL CALL VOTE – ALL IN FAVOR

**NEW BUSINESS**

**SEAN OBRIEN – Z-418**

116 LAKE RD

LAKE KATRINE, NY 12449

SBL: 39.16-2-28

ZONE: R60

*AREA VARIANCE FOR DWELLING WITH SETBACKS*

SEAN OBRIEN NOT IN ATTENDANCE

**MOVE TO NEXT MEETING**

**MOTION** – STEVE SHULTIS

**SECOND** – ANDI TURCO-LEVIN

ALL IN FAVOR

**ADJOURN THE MEETING**

**MOTION** – CHAIRMAN REGINATO

**SECOND** - STEVE SHULTIS

ALL IN FAVOR