

TOWN OF ULSTER ZONING BOARD
1 TOWN HALL DRIVE
LAKE KATRINE, NY 12449
MAY 11, 2022

PLEDGE

ROLL CALL BY WARREN TUTT

ROBERT PORTER

STEVE SHULTIS

KEVIN REGINATO - CHAIRMAN

ANDI TURCO LEVIN - EXCUSED

LOIS SMITH

APPROVAL OF MINUTES

MOTION - LOIS SMITH

SECOND - CHAIRMAN REGINATO

ALL IN FAVOR

NEW BUSINESS

Sean OBrien - Z-418

116 Lake Rd

SBL: 39.16-2-28

Zone: R60

Area Variance for Dwelling within side setbacks

-20 FT VARIANCE ON EACH SIDE YARD NEEDED

-PROPOSING TO BUILD A HOUSE ON THIS PROPERTY

-MUNICIPAL WATER PRESENT

-SEPTIC WILL NEED TO BE PUT IN

SEND TO PUBLIC HEARING

MOTION-CHAIRMAN REGINATO

SECOND- ROBERT PORTER

ALL IN FAVOR BY ROLL CALL

Timely Signs for Harbor Freight - Z-419

25 Boices Ln

SBL# 48.42-3-20

Zone: RC

Area Variance for Wall Sign

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- SEEKING 116 SQ FT VARIANCE FOR A WALL SIGN.
- JOE REPRESENTING HARBOR FREIGHT
- MAX SIGN SIZE ALLOWED 100 SQ FT
- APPLICANT PROPOSING 216 SQ FT REQUESTING 116% INCREASE
- DISCUSSION ON SIMILARITIES TO ULSTER CROSSINGS IE: DISTANCE FROM ROAD.

SEND TO PUBLIC HEARING

MOTION: MR PORTER

SECOND: MS SMITH

ALL IN FAVOR WITH A ROLL CALL VOTE.

MOTION TO ADJORN: ROBERT PORTER

SECOND: CHAIRMAN REGINATO

ALL IN FAVOR