

TOWN OF ULSTER ZONING BOARD
MEETING MINUTES
NOVEMBER 9, 2022

PLEDGE OF ALLEGIANCE
EMERGENCY EXITS
CALLED TO ORDER BY CHAIRMAN REGINATO AT 7PM

ROLL CALL

MR. PORTER	MR. SHULTIS
MRS. SMITH	MRS. TURCO-LEVIN
CHAIRMAN REGINATO	

ALSO, IN ATTENDANCE – JASON KOVACS, TOWN ATTORNEY
WARREN TUTT, BUILDING INSPECTOR

APPROVAL OF OCTOBER MINUTES

MOTION -MR SHULTIS
SECOND- MR. PORTER
ALL IN FAVOR

OLD BUSINESS

Walter Conklin – Z-424

1428 Creek Locks Rd
SBL# 56.17-2-38.200
Zone: R-10

Area Variance for a garage in the front setback

ULSTER COUNTY PLANNING BOARD RECOMMENDATION SAID THAT THERE MAY BE A FLOOD PLAIN DEVELOPMENT PERMIT NEEDED. PROPOSED GARAGE MAY OR MAY NOT BE WITHIN THE 100 YEAR FLOOD PLAIN. APPLICANT WILL NEED TO WORK WITH THE BUILDING INSPECTOR TO VERIFY PROPOSAL AND MEET THE REGULATIONS.

APPROVAL TO BUILD GARAGE

MOTION – CHAIRMAN REGINATO
SECOND – MRS. TURCO-LEVIN
ALL IN FAVOR BY ROLL CALL VOTE

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PUBLIC HEARING

Robert Carra – Z-427

16 Corwin Pl
SBL # 39.33-2-16
Zone – R30
Area Variance

OPEN THE PUBLIC HEARING

MOTION – MRS. SMITH

SECOND – MR. PORTER

CLOSE PUBLIC HEARING

MOTION – MR. PORTER

SECOND – MRS. TURCO-LEVIN

- PERMANENT CAR PORT 20 FEET ACROSS
- MAKING IT 5 FEET AWAY FROM THE ROAD
- 30 FEET LONG TO COVER ALMOST THE WHOLE LENGTH OF THE DRIVEWAY.

DISCUSSION ON CHANGING THE PLACEMENT OF THE STRUCTURE CLOSER TO THE HOUSE OR POSSIBLY TURNING IT TO BE PARALLEL WITH THE HOUSE. ALL IDEAS WERE NOT AGREED WITH BY MR. CARRA AS THOSE OPTIONS FOR THE CARPORT WOULD NOT BE SERVING THE PURPOSE THAT HE WANTS TO BUILD IT FOR.

MRS. TURCO-LEVIN BRINGS UP THAT THERE ARE NO OTHER HOUSES IN THIS NEIGHBORHOOD WITH CARPORTS ON THEIR DRIVEWAY, ESPECIALLY OF THAT LENGTH. THIS WOULD BLOCK YOUR VIEW AS YOU LOOK DOWN THE STREET AND WOULD CHANGE THE AESTHETIC CHARACTER AND LOOK OF THE SURROUNDING AREA.

JASON KOVACS WENT THROUGH THE 5 FACTORS WHEN CONSIDERING AN AREA VARIANCE TO HELP MAKE A DECISION.

- NO ONE ELSE HAS A STRUCTURE OF THIS NATURE ON THEIR DRIVEWAY
- SELF-CREATED HARDSHIP

VOTE TO DENY APPLICATION

MOTION – MRS. TURCO-LEVIN

SECOND – MR. PORTER

ROLL CALL VOTE TO DENY

MR. SHULTIS – **YES**

MR. PORTER – **YES**

MRS. SMITH – **NO**

MRS. TURCO-LEVIN – **YES**

CHAIRMAN REGINATO - **YES**

MAJORITY RULED TO DENY APPLICATION

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Dena Marie Plaza – Z-428

810-990 Miron Ln
SBL # 48.5-2-20.121
Zone – RC
Area Variance

CRAIG TRIPP, GCI PRESENTED

-VACANT SPACE IS 6500 SQFT, ONLY LOOKING TO TAKE 3400 SQFT

-PHYSICALLY NOT DOING ANYTHING EXCEPT BUILDING A WALL TO SEPARATE TWO SPOTS.

OPEN THE PUBLIC HEARING

MOTION – MRS. SMITH

SECOND – MRS. TURCO-LEVIN

CLOSE THE PUBLIC HEARING

MOTION – MRS. SMITH

SECOND – MR. PORTER

APPROVE APPLICATION / GRANT VARIANCE

MOTION – MRS. SMITH

SECOND – MRS. TURCO-LEVIN

ALL IN FAVOR BY ROLL CALL VOTE

NEW BUSINESS

Daisy Calixto – Z-429

98 Greenkill Rd
Zone R-10
SBL # 63.5-2-4
Area Variance for 6' fence

DAISY EXPLAINED THAT SHE IS LOOKING FOR 535 LINEAR FEET OF 6' TALL FENCE.
WOULD LIKE TO KEEP OUT DEER/WILDLIFE AND KEEP HER DOG IN.

MOVE TO A PUBLIC HEARING AT THE DECEMBER MEETING

MOTION- MRS. SMITH

SECOND – MRS. TURCO-LEVIN

ALL IN FAVOR BY ROLL CALL VOTE

ADJOURN MEETING

MOTION – MRS. SMITH

SECOND – MRS. TURCO-LEVIN

ALL IN FAVOR

Respectfully submitted,

Megan Hay