

**TOWN OF ULSTER ZONING BOARD
MEETING MINUTES
SEPTEMBER 14, 2022**

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

ROLL CALL BY WARREN TUTT

MR. PORTER
MRS. SMITH – EXCUSED
CHAIRMAN REGINATO
ALSO, IN ATTENDANCE – JASON KOVACS, TOWN ATTORNEY

MR. SHULTIS
MRS. TURCO-LEVIN

MINUTES

MOVE APPROVAL OF JUNE, JULY, AUGUST AND SEPTEMBER MINUTES TO OCTOBER MEETING

MOTION – MR. PORTER

SECOND – MRS. TURCO-LEVIN

ALL IN FAVOR

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

FRONT YARD AREA VARIANCE FOR DETACHED GARAGE

APPLICANT EXPLAINED THAT TO DO PROXIMITY TO THE CREEK AND THE FLOOD PLAIN HE NEED TO MOVE THE GARAGE CLOSER TO CREEKLOCKS ROAD.

BOARD DISCUSSION ABOUT HOW CLOSE.

MR KOVACS RECOMMENDED A SURVEY MAP TO HAVE AN ACCURATE DISTANCE FROM THE ROAD IN ORDER TO SEND IT TO COUNTY DUE TO IT BEING A COUNTY ROAD.

MOVE TO PUBLIC HEARING

MOTION – MRS. TURCO-LEVIN

SECOND – MR. PORTER

ALL IN FAVOR BY ROLL CALL VOTE

BUILDING INSPECTOR DECIDED TO POSTPONE PUBLIC HEARING

ADJOURN MEETING

MOTION – MR. PORTER

SECOND - CHAIRMAN REGINATO

ALL IN FAVOR

Respectfully submitted,

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Megan Hay