

**Town of Ulster Zoning Board  
Meeting Minutes  
November 8, 2023  
7:00 PM**

November 8, 2023 meeting called was called to order at 7:00 PM.

Pledge of Allegiance was recited.

Emergency exits were noted.

**Roll call**

Mr. Shultis

Mr. Moustakas

Mrs. Higgins

Mrs. Quigley

Chairman Reginato

**Approval of October meeting minutes**

Motioned by – Mr. Moustakas

Seconded by – Mr. Shultis

All in favor

**Public Hearing(s)**

**Rolando Bartley – Z-438**

57 Jeanette Ln

SBL: 39.7-4.11

Zone: R30

Area variance for addition over the rear setback

Proposed addition over the setback, needing a variance.

**Move to a Public Hearing on December 13, 2023**

Motioned by – Mr. Moustakas

Seconded by – My Shultis

All in favor by roll call vote

**Hurley Excavation and Landscaping – Z-437**

Route 28

SBL:48.13-2-16

Zone: HC

Area Variance for 6 foot fence in front yard

This application has been tabled until the next month's meeting, due to the applicant not being present for certain questions pertaining to the structure not being 30 ft from the front setback.

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**Adjourn the meeting.**

Motioned by – Mr. Moustakas

Seconded by – Mr. Shultis

All in favor

Respectfully submitted,  
Megan Hay  
Planning/Zoning Secretary