

TOWN OF ULSTER ZONING BOARD
MARCH 8, 2023
MEETING MINUTES

Pledge of Allegiance
Emergency Exits

Roll Call

Mr. Shultis	Mr. Porter
Mrs. Turco-Levin	Mr. Moustakas
Chairman Reginato	

Approval of the December 2022 minutes

Motion – Mrs. Turco-Levin
Second – Mr. Moustakas
All in favor

New Business

Scrub A Dub Car Wash - Z-430

660 Washington Ave
SBL: 48.14-1-18.100
Zone: HC
Sign Variance

Doug Kleeschulte represented:

- Asking for a 74 ft increase in square footage (total) on the signs facing Washington Ave.
- 2 signs total being increased in size.
- No stationary signs are present near the road, so enlarging the signs on the building are necessary for a more convenient view when passing by.

Move to public hearing and County for referral.

Motion – Mr. Porter
Second – Mr. Shultis
All in favor by roll call vote.

Stockade Roofing – Z-431

985 Morton Blvd
SBL: 48.50-5-3.100
Zone: LC
Area Variance – 6' fence in front setback

Rose Woodworth represented:

- Asking for a Variance for a 6 ft fence to close in where all of the company trucks will be parked.

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- Wants to prevent people from walking through the parking lot because of possible safety hazards when unloading large tractor trailers of supplies.

Mrs. Turco-levin mentioned the concern about the sight line for school busses when pulling out of the school with a 6 ft fence on the corner. The sight line will be measured and brought up at the next meeting.

The Board and Building Inspector advised to place an 8 ft fence only where the storage area is, and a 6 ft fence everywhere else where requested by the applicant; the applicant agreed with request.

Move to public hearing and to County for referral.

Motion – Mrs. Turco-Levin

Second – Mr. Porter

All in favor by roll call vote.

Linda & James Lane - Z-432

123 Petticoat Lane

SBL : 56.13-1-11

Zone : R60

Area Variance – Garage in front setback

James Lane represented:

- Asking for two (2) 10 ft variances to place a 44 X 60 garage.
- 10' variance for the front setback and another 10' variance for the side setback.

Move to public hearing.

Motion – Mr. Shultis

Second – Mr. Moustakas

All in favor by roll call vote.

Meghan & Robert Landerway – Z-433

263 N. Brigham Ln

SBL: 39.7-4-10

Zone: R30

Area Variance – Above Ground Pool

Meghan Landerway represented:

- Trying to make the pool in compliance with all setbacks, asking for a reduction in the rear setback.
- The above-ground pool is currently less than 25 feet away from the neighboring property. There is 15 feet between the pool and property line.

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- As of now the pool meets 3 out of 4 of the setbacks.

Neighbor, David Phillips, wrote a letter stating that they do not approve of the Landerway's having their pool in the position that it is in, and that they should have to follow the rules of the building department for appropriate setback requirements.

The board and building inspector agree that there is no other way to put the pool to meet all required setbacks.

Move to public hearing.

Motion – Mrs. Turco-Levin

Second – Mr. Moustakas

All in favor by roll call vote.

Emily & Richard Negron – Z-434

16 Sherry Lane

SBL# 56.30-1-8

Zone: R30

Area Variance – Addition on Home

Richard Negron represented:

- 10 ft variance needed.
- Planning on having a 20 ft addition built on to their home.
- Starting with taking the garage off and building the addition where the garage currently is.
- Addition will be the size of the current garage plus 6 feet added to it.
- Addition will end 10 ft from the property line.

Move to public hearing.

Motion – Mrs. Turco-Levin

Second – Mr. Porter

All in favor by roll call vote.

Vote for Vice Chair for Zoning board to be Andi Turco-Levin

Motion – Mr. Shultis

Second – Mr. Moustakas

All in favor

Vote for Secretary to the Zoning Board to be Megan Hay

Motion – Chairman Reginato

Second – Mr. Moustakas

All in favor

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Meeting to adjourn.

Motion – Mrs. Turco-Levin
Second – Mr. Porter
All in favor

Respectfully submitted,

Megan Hay