

**Town of Ulster Zoning Board**  
**Meeting Minutes**  
**April 12, 2023**

The meeting was called to order at 7:00 PM.

The pledge of allegiance was recited.

**Roll Call**

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

Also in attendance was Warrant Tutt, Building Inspector and Jason Kovacs, Town Attorney.

**Public Hearings**

**Scrub A Dub Car Wash**

Doug Kleeschulte represented, asking for a 74-foot increase in square footage for 2 signs to be placed facing Washington Avenue.

**Open Public Hearing**

Motion – Mr. Shultis  
Second – Mr. Moustakas  
All in favor

**Close Public Hearing**

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

No one from the public showed up for an open discussion on the application.

**Approval of 74-foot increase in square footage for 2 signs**

Motion – Mrs. Turco-Levin  
Second – Mr. Porter  
All in favor by roll call vote

**TOWN OF ULSTER ZONING BOARD OF APPEALS**  
**NOTICE OF DECISION**

WHEREAS, Doug Kleeschulte has requested an area variance for Scrub A Dub Carwash at 660 Washington Avenue, Kingston, N.Y. , Tax Map Parcel # 48.14-1-18.100 (Zone HC) and

WHEREAS, the applicant seeks a variance for a 74' increase in square footage for 2 separate signs and,

WHEREAS, The Town of Ulster Zoning Board of Appeals has duly advertised for a Public Hearing in the Kingston Freeman and has held a Public Hearing at the Town of Ulster Town Hall at 7:00 P.M. on April 12, 2023 and,

**Town of Ulster Zoning Board**  
**Meeting Minutes**  
**April 12, 2023**

WHEREAS, no one appeared at the Public Hearing; and,

WHEREAS, under section 239.m of General Municipal Law the County of Ulster Planning Board had no jurisdiction: and,

WHEREAS, the members Zoning Board of Appeals have determined that the variance will not adversely affect the area and that the variance should be granted:

BE IT RESOLVED that an area variance for a 74' increase in square footage be granted.

**Variance Granted: April 12, 2023**

File # Z-430

**Stockade Roofing**

Rose Woodworth of Stockade roofing/ WOZ realty represented. Proposed 6 ft Chain link fence with privacy panels. Fence placement will be approximately 20 feet from the road edge. Possibly 8 feet tall where the storage of materials are towards the back of the building.

**Open Public Hearing**

Motion – Mr. Shultis  
Second – Mr. Moustakas  
All in favor

**Close Public Hearing**

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

No one from the public showed up for an open discussion on application.

**Approval of a 6-foot fence for around property and 6 or 8 ft for back**

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

**TOWN OF ULSTER ZONING BOARD OF APPEALS**  
**NOTICE OF DECISION**

**Town of Ulster Zoning Board**  
**Meeting Minutes**  
**April 12, 2023**

WHEREAS, Rose Woodworth has requested an area variance for Stockade Roofing at 985 Morton Blvd, Kingston, N.Y. , Tax Map Parcel # 48.50-5-3.100 (Zone LC) and

WHEREAS, the applicant seeks a variance for a 6' fence in the front and side setback and,

WHEREAS, The Town of Ulster Zoning Board of Appeals has duly advertised for a Public Hearing in the Kingston Freeman and has held a Public Hearing at the Town of Ulster Town Hall at 7:15 P.M. on April 12, 2023 and,

WHEREAS, no one appeared at the Public Hearing; and,

WHEREAS, under section 239.m of General Municipal Law the County of Ulster Planning Board had no jurisdiction: and,

WHEREAS, the members Zoning Board of Appeals have determined that the variance will not adversely affect the area and that the variance should be granted:

BE IT RESOLVED that an area variance for a 6' fence be granted.

**Variance Granted: April 12, 2023**

File # Z-431

**Linda and James Lane**

James appeared asking for a 10 ft in front and 10 ft side Variance to place 44 ft X 60 ft garage. Will be used to store equipment in and park motor home under the overhang.

**Open Public Hearing**

Motion – Mr. Moustakas  
Second – Mr. Shultis  
All in favor

**Close Public Hearing**

Motion – Mr. Shultis  
Second – Mr. Moustakas  
All in favor

No one appeared from the public for open discussion on the application.

**Approval of the Variance**

Motion – Mr. Shultis  
Second – Mrs. Turco-Levin  
All in favor by roll call vote

Town of Ulster Zoning Board  
Meeting Minutes  
April 12, 2023

**TOWN OF ULSTER ZONING BOARD OF APPEALS  
NOTICE OF DECISION**

WHEREAS, Linda & James Lane have requested an area variance at 123 Petticoat Ln, Hurley, N.Y. , Tax Map Parcel # 56.13-1-11 (Zone R60) and

WHEREAS, the applicant seeks a variance for a 44' x 60' Garage in the front setback and,

WHEREAS, The Town of Ulster Zoning Board of Appeals has duly advertised for a Public Hearing in the Kingston Freeman and has held a Public Hearing at the Town of Ulster Town Hall at 7:30 P.M. on April 12, 2023 and,

WHEREAS, no one appeared at the Public Hearing; and,

WHEREAS, under section 239.m of General Municipal Law the County of Ulster Planning Board had no jurisdiction: and,

WHEREAS, the members Zoning Board of Appeals have determined that the variance will not adversely affect the area and that the variance should be granted:

BE IT RESOLVED that an area variance for a 44' x 60' garage be granted.

**Variance Granted: April 12, 2023**

File # Z-432

**Megan & Robert Landerway**

Megan Appeared looking for an area variance for an above ground pool with a reduction in the rear setback. There is a steady incline going uphill to the neighbor's property.

**Open the Public Hearing**

Motion – Mr. Porter

Second – Mr. Shultis

All in favor

**Close Public Hearing**

Motion – Mr. Shultis

Second – Mr. Moustakas

All in favor

No one appeared from the public for an open discussion on the application.

**Approval of Variance and reduction by 10 ft in the rear setback**

Town of Ulster Zoning Board  
Meeting Minutes  
April 12, 2023

Motion – Mrs. Turco-Levin  
Second – Mr. Moustakas  
All in favor by roll call vote

**TOWN OF ULSTER ZONING BOARD OF APPEALS  
NOTICE OF DECISION**

WHEREAS, Megan & Robert Landerway have requested an area variance at 263 N. Brigham Ln, Lake Katrine, N.Y. , Tax Map Parcel # 39.7-4-10 (Zone R30) and

WHEREAS, the applicant seeks a variance for an above ground pool with a reduction in the rear setbackand,

WHEREAS, The Town of Ulster Zoning Board of Appeals has duly advertised for a Public Hearing in the Kingston Freeman and has held a Public Hearing at the Town of Ulster Town Hall at 7:45 P.M. on April 12, 2023 and,

WHEREAS, no one appeared at the Public Hearing; and,

WHEREAS, under section 239.m of General Municipal Law the County of Ulster Planning Board had no jurisdiction: and,

WHEREAS, the members Zoning Board of Appeals have determined that the variance will not adversely affect the area and that the variance should be granted:

BE IT RESOLVED that an area variance for an above ground pool and reduction in rear setback be granted.

**Variance Granted: April 12, 2023**

File # Z-433

This was Mr. Porters' last meeting; He served the town/community for 8-10 years. We all wish him the best of luck!

**Adjourn the meeting.**

Town of Ulster Zoning Board  
Meeting Minutes  
April 12, 2023

Motion – Mr. Porter  
Second – Mr. Shultis  
All in favor

Respectfully submitted,  
Megan Hay,  
*Zoning Board Secretary*