

TOWN OF ULSTER ZONING BOARD
MEETING MINUTES
JUNE 8, 2022

PLEDGE OF ALLEGIANCE

CALLED TO ORDER BY CHAIRMAN REGINATO AT 7PM

EMERGENCY EXITS

ROLL CALL BY WARREN TUTT

ROBERT PORTER

LOIS SMITH

KEVIN REGINATO - CHAIRMAN

STEVE SHULTIS

ANDI TURCO-LEVIN

APPROVAL OF MINUTES

MOTION – MRS. LEVIN

SECOND – MR. SHULTIS

ALL IN FAVOR

SEAN OBRIEN – Z-418

116 LAKE RD

LAKE KATRINE, NY 12449

SBL: 39.16-2-28

ZONE: R60

AREA VARIANCE FOR DWELLING WITH SETBACKS

OPEN THE PUBLIC HEARING

MOTION – MR. PORTER

SECOND – MRS. LEVIN

ALL IN FAVOR

SISTER, MARY OBRIEN, REPRESENTED SEAN, SEAN WAS UNABLE TO ATTEND

CONCERNED NEIGHBORS

CLAY DISTLER – 120 LAKE ROAD

NORTH SIDE NEIGHBOR

-NOT IN FAVOR OF EXEMPTION.

-LOT IS CLOSE TO HIS HOUSE.

-WOULD BE TOO CONGESTED BUILDING ON THE PLANNED LOT.

-SMALL DISCUSSION ON HOW FAR AWAY THE HOUSE WOULD BE BUILT FROM THE PROPERTY LINE/
NEIGHBOR.

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JOE KOYON - 110 LAKE ROAD

SOUTH SIDE NEIGHBOR

-DRIVEWAY WOULD BE SHARED

-OPPOSED TO HAVING HOUSE BUILT ON THE PROPERTY.

-WOULD BE TOO CLOSE, TOO CONGESTED FOR THE SURROUNDING PROPERTIES

CLOSE PUBLIC HEARING

MOTION – MRS. SMITH

SECOND – MRS. LEVIN

ALL IN FAVOR BY ROLL CALL VOTE

ADJOURN TO NEXT MEETING

MOTION – MR. PORTER

SECOND – MRS. SMITH

ALL IN FAVOR BY ROLL CALL VOTE

ANDI LEVIN – ASKS IF THERE IS SUFFICIENT ENOUGH ROOM FOR A SEPTIC BECAUSE OF THE FACT THAT IS IN AN EXTREMELY SMALL LOT.

CHAIRMAN REGINATO ANSWERS THAT, AS DISCUSSED IN THE LAST MEETING, THERE IN FACT IS ENOUGH SPACE FOR A SEPTIC FIELD.

TIMELY SIGNS FOR HARBOR FREIGHT – Z-419

25 BOICES LANE

SBL# 48.42-3-20

ZONE: RC

AREA VARIANCE FOR WALL SIGN

OPEN PUBLIC HEARING

MOTION – MR. PORTER

SECOND – MRS. LEVIN

ALL IN FAVOR BY ROLL CALL VOTE

COLORS WILL BE CHANGED, COUNTY IS OKAY WITH NEW PROPOSED COLORS

CLOSE PUBLIC HEARING

MOTION – MRS. SMITH

SECOND – CHAIRMAN REGINATO

ALL IN FAVOR BY ROLL CALL VOTE

APPROVAL

MOTION – MRS. SMITH

SECOND – CHAIRMAN REGINATO

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ALL IN FAVOR BY ROLL CALL VOTE

NEW BUSINESS

THEODORE PFEIFFER Z-422

294 GLENERIE BLVD

SBL# 39.11-4-3

USE VARIANCE TO PLACE A MANUFACTURED HOME IN A R-30 ZONE

TEDDY PFEIFFER-

LIVES AT 298 GLENERIE BLVD, BOUGHT THE PROPERTY NEXT TO HIS (294-296 GLENERIE BLVD)
PARCEL MEASURES 100 FT WIDE BY 220 FT. LOOKING TO PUT A DOUBLE WIDE MANUFACTURED HOME
(AROUND 30 FT WIDE 50 FT LONG)

MOVE TO PUBLIC HEARING

MOTION – MRS. LEVIN

SECOND – MR. SHULTIS

ALL IN FAVOR BY ROLL CALL VOTE

LITE BRITE SIGNS FOR BIG LOTS STORE - Z-421

1375 ULSTER AVE

SBL# 48.7-1-30.100

ZONE: RC

AREA VARIANCE FOR WALL SIGN

*LOOKING FOR 64.23 MORE FEET OF SIGN SPACE. THEY WANT MORE VISABILITY BECAUSE OF THE
SURROUNDING BUILDINGS. WANTS TO HAVE MORE VISIBILITY FROM STREET.*

MOVE TO A PUBLIC HEARING

MOTION – MRS. SMITH

SECOND – MR. SHULTIS

ALL IN FAVOR BY ROLL CALL VOTE

DANIEL HARDY

277 Richmond Parkway

SBL: 48.65-4-12

Zone: R10

Area Variance for Dwelling addition within the rear setback

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OVERVIEW IS TO ADD 3 FT 8 INCHES TO THE BACK OF THE GARAGE/ ACCESSORY APARTMENT.
MAJORITY OF THE PROPERTY IS IN THE TOWN OF ULSTER, PARTIALLY IN CITY OF KINGSTON.
UNKNOWN AS TO WETHER OR NOT THIS IS A TOWN OF ULSTER OR CITY OF KINGSTON JURISDICTION.

ADJOURN TO NEXT MONTH

MOTION – MR. PORTER

SECOND – MRS. LEVIN

ALL IN FAVOR BY ROLL CALL VOTE