

Town of Ulster Zoning Board
Meeting Minutes
July 10, 2024

The Pledge of Allegiance was recited

The Emergency exits were noted.

Roll Call

Mrs. Higgins
Mr. Shultis
Mr. Moustakas
Mr. Coutinho
Chairman Reginato

Action: Approval of May meeting minutes.

Motioned by: Mr. Moustakas

Seconded by Mrs. Higgins.

All in favor

Public Hearing

Julianne Light – Z-443

343 Cascade Dr

SBL: 39.68-3-12

Zone: R10

Area variance for 6 ft fence in rear of yard (two front setbacks)

Julianne appeared to explain the reason for the variance. She is asking for a 21 ft relief for a 6 ft fence.

Action: Open the public hearing

Motioned by: Mrs. Higgins

Seconded by: Mr. Moustakas

All in favor

No one from the public appeared.

Action: Close the public hearing

Motioned by: Mr. Shultis

Seconded by: Mr. Moustakas

All in favor

Action: Approval of Variance

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

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All in favor by Roll call vote

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

WHEREAS Julianne Light has requested an area variance for 343 Cascade Dr, Kingston, NY 12401. Tax Map Parcel # 39.68-3-12 (Zone R10) and

WHEREAS the applicant seeks a variance in the rear of the property for a 6-foot fence (two front setbacks) 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 July 10, 2024, 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 of the 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 a variance for a 6-foot fence be granted.

Variance Granted: July 10, 2024

File # Z-444

Stacy Sainsbury – Z-444

87 Hinsdale St.

SBL: 48.65-13.-19

Zone: R10

Area variance for 6 ft fence in rear of yard (two front setbacks)

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Action: Open public hearing
Motioned by: Mrs. Higgins
Seconded by: Mr. Coutinho
All in favor

No one from the public appeared with concerns about this variance

Action: Close public hearing
Motioned by: Mr. Moustakas
Seconded by: Mr. Shultis
All in favor

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

WHEREAS Stacy Sainsbury has requested an area variance for 87 Hinsdale St., Kingston, NY 12401. Tax Map Parcel # 48.65-13-19 (Zone R10) and

WHEREAS the applicant seeks a variance in the rear of the property for a 6-foot fence (two front setbacks) 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 July 10, 2024, 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 of the 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 a variance for a 6-foot fence be granted.

Variance Granted: July 10, 2024

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File # Z-444

Action: Approval of Variance
Motioned by: Mr. Coutinho
Seconded by: Mr. Moustakas
All in favor by roll call vote

New Business

Josolynn Lange – Z-445

61 Ulster landing Rd

SBL: 48.8-2-25

Zone: R30

Area variance – deck extension

Frank Lange appeared asking for a 2 ft variance to extend the porch to the end of the residence.

Action: Move to Public hearing
Motioned by: Mrs. Higgins
Seconded by: Mr. Moustakas
All in favor

Robert Spiconardi Z-446

128 Wrentham St

SBL: 48.65-13-28

Zone: R10

Area Variance

Did not show for meeting, will be moved to the August agenda.

Laurie Sheridan – Z-447

3103 Route 32

SBL: 56.14-1-9

Zone: R60

Area Variance – deck extension

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Laurie Sheridan appeared needed a 20 ft variance for the deck extension on the current residence.

Action: Move to Public hearing
Motioned by: Mr. Moustakas
Seconded by: Mrs. Higgins
All in favor

Janet Caravello – Z-448
90 Lawrenceville St
SBL: 48.49-1-9
Zone: R10
Area Variance – Garage extension

Janet Caravello appeared asking for a 7.4 ft variance to extend the current garage by 17 feet (2ft 8 inches away from the property line).

Action: Move to Public hearing
Motioned by: Mr. Moustakas
Seconded by: Mrs. Higgins
All in favor.

Action: Adjourn the meeting
Motioned by Mrs. Higgins
Seconded by: Mr. Coutinho
All in favor

Respectfully submitted,
Megan Hay
Planning/Zoning Secretary