

TOWN OF ULSTER ZONING BOARD
MEETING MINUTES
JULY 13, 2022

PLEDGE OF ALLEGIANCE

EMERGENCY EXITS

MEETING CALLED TO ORDER AT 7PM BY CHAIRMAN REGINATO

ROLL CALL BY WARREN TUTT

MR. PORTER

MR. SHULTIS

MRS. SMITH

MRS. TURCO LEVIN

CHAIRMAN REGINATO

ALSO, PRESENT – JASON KOVACS

APPROVAL OF MINUTES – NO MINUTES DUE TO STAFF SHORTAGE

PUBLIC HEARING

Sean OBrien – Z-418

116 Lake Rd

SBL: 39.16-2-28

Zone: R60

Area Variance for Dwelling within side setbacks

SEAN HAD SMALL DISCUSSION ON PLANS FOR PROPERTY WITH THE ZONING BOARD

APPROVAL

MOTION – MRS. TURCO-LEVIN

SECOND – MR. PORTER

ALL IN FAVOR BY ROLL CALL VOTE

THEODORE PFEIFFER

294 Glenerie Blvd.

SBL# 39.11-4-3

Use Variance to Place a Manufactured Home in a R-30 Zone

OPEN PUBLIC HEARING

MOTION – CHAIRMAN REGINATO

SECOND – MR. PORTER

ALL IN FAVOR

CLOSE PUBLIC HEARING

MOTION – CHAIRMAN REGINATO

SECOND – MRS. TURCO-LEVIN

ALL IN FAVOR

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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

ASKING 164.23 SQ FT NEEDED FOR SIGN

OPEN PUBLIC HEARING

MOTION – MRS. SMITH

SECOND – CHAIRMAN REGINATO

ALL IN FAVOR

CLOSE PUBLIC HEARING

MOTION – MR. SHULTIS

SECOND – MRS. SMITH

ALL IN FAVOR

64 % INCREASE IS TOO LARGE FOR THAT PLAZA.

VISIBILITY IS CLEAR IN REGARD TO BEING ABLE TO SEE THE SIGN FROM THE STREET AS IS.

APPROVAL OF 150 SQ FT MAXIMUM

MOTION – MR. PORTER

SECOND – MRS. TURCO-LEVIN

ALL IN FAVOR BY ROLL CALL VOTE

ADJOURN THE MEETING

MOTION – MR. PORTER

SECOND – CHAIRMAN REGINATO

ALL IN FAVOR