

**Town of Ulster Zoning Board**  
**June 12, 2024**  
**Meeting Minutes**

The Pledge of Allegiance was recited.

The Emergency exits were noted.

**Roll Call**

- ✓ Mrs. Higgins
- ✓ Mr. Shultis
- ✓ Mr. Moustakas
- Mr. Coutinho - Absent
- ✓ Chairman Reginato

**Action:** Approval of May meeting minutes

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor

**Public Hearing**

**Richard & Kathleen Bell – Z-441**

40 Holiday Ln

SBL: 56.30-2-25

Zone: R30

*Area variance for a 6 ft fence*

**Action:** open public hearing

Motioned by: Mrs. Higgins

Seconded by: Mr. Moustakas

All in favor

Richard Bell appeared to explain the need for a variance. He wants a 6 ft fence in the front yard.

**Action:** Close public hearing

Motioned by: Mrs. Higgins

Seconded by: Mr. Moustakas

All in favor

**Action:** Approval of Variance

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

All in favor

**Town of Ulster Zoning Board  
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**TOWN OF ULSTER ZONING BOARD OF APPEALS  
NOTICE OF DECISION - Z-441**

**WHEREAS** Richard and Kathleen Bell have requested an area variance for 40 Holiday Lane, Kingston, NY 12401. Tax Map Parcel # 56.30-2-25 (Zone R30) and

**WHEREAS** the applicant seeks a variance in the front of the property for a 6-foot fence 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 June 12, 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: June 12, 2024**

**New Business**

**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 her need for a 6 ft fence in both front setbacks.

**Action:** Schedule a public hearing for July 10

Motioned by: Mr. Moustakas

Seconded by: Mrs. Higgins

*All in favor*

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**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)*

**Action:** Open public hearing

Motioned by: Mrs. Higgins

Seconded by: Mr. Shultis

All in favor

Stacy appeared to explain her need for a 6-foot fence in one of the front setbacks.

**Action:** Close public hearing

Motioned by: Mr. Shultis

Seconded by: Mr. Moustakas

All in favor

**Action:** Schedule a public hearing for July 10

Motioned by: Mrs. Higgins

Seconded by: Mr. Shultis

All in favor

**Action:** Adjourn the meeting

Motioned by: Mr. Shultis

Seconded by: Mrs. Higgins.

All in favor

Respectfully submitted,

Megan Hay

Planning/Zoning Secretary