

Town of Ulster Zoning Board
Meeting Minutes
March 13, 2024

The meeting was called to order at 7:00PM
The Pledge of Allegiance was recited.
The emergency exits were noted.

Roll call

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

Approval of January meeting minutes

Motioned by – Mr. Moustakas
Seconded by – Mrs. Higgins
All in Favor

New Business

Neftali Lemus – Z-439

318 Main St
SBL: 39.33-1-8.100
Zone: R30
Use variance – apartments – 3 family to 4 family

Neftali appeared with Michael Moriello and David Sember to explain that he would like the existing structure demolished and rebuilt into a 4-family dwelling. It is currently a 3-family dwelling, but uninhabitable due to the current condition of the building.

The board voted to schedule a public hearing for April 10, 2024.

Motioned by Mr. Coutinho
Seconded by Mr. Moustakas
All in favor by roll call vote.

Joseph & Marilyn Emanuele – Z-440

438 Lucas Ave & 16 Hillside Terr
SBL: 56.30-1-39.111 & 56.30-2-41
Zone: R30
Area Variance

Joseph & Marilyn appeared with Robert Baum to explain the variance request. They would like to build a total of 84, 2-bedroom apartments, constructed in numerous buildings. The parcel is 17.13 acres.

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The board agreed and voted to adjourn for 1 month and asked that the developer/engineer attend with the owners in April to have important questions answered.

Adjournment motioned by Mr. Shultis
Seconded by Mr. Moustakas
All in favor by roll call vote.

Adjourn the meeting
Motioned by Mr. Moustakas
Seconded by Mrs. Higgins
All in favor