

Town of Ulster  
Zoning Board of Appeals  
March 2, 2016

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 6, 2016 at 7:00 P.M.

Present:

John Crispell  
Bryan Ilgner  
Geoffrey Ring  
Fred Wadnola  
George Carlson – Chairman

A motion to approve the February minutes was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

**1099 Ulster Avenue**

Scott Dutton appeared on behalf of the application for an area variance for 1099 Ulster Avenue. Mr. Dutton reviewed the site with the Board; the existing structure will be renovated, the addition to the South of the main structure will be demolished and rebuilt. The addition requires an area variance due to the fact that it is larger than the existing structure.

**Action:** A motion to hold over for a Public Hearing was made by Mr. Crispell with a second from Mr. Carlson with all in favor.

**56 Cutler Hill Road**

The Planning Secretary reviewed the request for a 6' fence in the front setback with the Board. The fence was placed on the property by the previous owner and was found as a violation during the Title Search process. The fence was removed at that time; the new owner would like to put the fence back as it provides privacy in their yard.

**Action:** A motion to schedule a Public Hearing was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

A motion to adjourn was made by Mr. Crispell with a second from Mr. Carlson with all in favor.

Respectfully Submitted,  
Mary O'Bryan-Secreto  
Zoning Board Secretary