

Town of Ulster
Zoning Board of Appeals
April 5, 2017

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on May 3, 2017 at 7:00 P.M.

Present:

George Carlson
Bryan Ilgner

Frederick Wadnola
Geoffrey Ring – Chairman

Absent:

Renato DiBella

A motion to approve the minutes for last month was made by Mr. Carlson with a second from Mr. Wadnola; all in favor.

Bianca Miraglia – Public Hearing

A motion to open the Public Hearing was made by Mr. Wadnola with a second from Mr. Carlson with all in favor.

Bianca Miraglia appeared on behalf of the application to seek a use variance to use a barn on her property as a liqueur and vermouth distillery. Neighbors Noreen and Ronald Kahlstorf stated their concerns via a written letter to the Secretary, and it was discussed. Their concern was that the property they own is in an R-60 zone, and they were worried it was turning into a commercial district. There was a brief discussion regarding Mr. and Mrs. Kahlstorf's concerns. Mrs. Miraglia stated that there will be no machinery, as all the work is done by hand. The extent of her machinery would be a pump that does not create audible noise. She will have a maximum of once a week delivery, as it is a seasonal product and have a delivery for bottles by a 14 foot truck, which should create no noise concern for her neighbors. The board came to the conclusion that the distillery in the barn causes no negative impact to the Zone. After a brief discussion, the Board decided to approve the use variance.

Action: A motion to grant the request for a use variance to utilize Mrs. Miraglia's barn for a liqueur and vermouth distillery was made by Mr. Wadnola, with a second from Mr. Ring; all in favor.

A brief discussion regarding an unapproved use variance about Mrs. Kahlstorf's neighbor followed, briefly.

A motion to close the Public Hearing was made by Mr. Wadnola, with a second from Mr. Ring; all in favor.

Preliminary Hearing – Wilfredo Monroy

A motion to open the preliminary hearing was made by Mr. Ring.

Wilfredo Monroy appeared on behalf of the application for a use variance to be able to sell landscaping and construction materials in an R-30 Zone. He stated that he's had his business going on twelve years, and would like to sell products such as mulch, stone, shrubs, firewood, etc.

Town of Ulster
Zoning Board of Appeals
April 5, 2017

He stated that he is getting rid of all the piles of brush that is currently there, and that it is in the process of being taken care of. He is located next to the soccer field on Sawkill Road, and says he put up a playground so he can have small children play as his parents play soccer, or come and shop at his business. It was pointed out that there is a lot of commercial business in that area, and that the rezoning of that location should be taken into consideration. A brief discussion followed.

Action: A motion to forward to a Public Hearing was made by Mr. Ilgner, with a second from Mr. Carlson; all in favor.

A motion to adjourn the meeting was made by Mr. Wadnola, with a second from Mr. Ilgner; all in favor.

Respectfully Submitted,
Gabrielle Perea
Zoning Board Secretary