

Town of Ulster
Zoning Board of Appeals
May 4, 2016

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on May 4, 2016 at 7:00 P.M.

Present:

Bryan Ilgner
Geoffrey Ring
Fred Wadnola
George Carlson – Chairman

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

A Motion to open the Public Hearing was made by Mr. Wadnola with a second from Mr. Ilgner.

Michael Oliver appeared on behalf of an application to place a 3 bedroom dwelling on an undersized lot. Mr. Oliver stated he would like to build a 3 bedroom home on the lot located at 350 Elmendorf Drive. He has received Board of Health approval for a septic system; the lot has access to public water. Mr. Oliver stated he would also like to request variances in the setbacks. The home will be 30'x60'; he is asking for a variance of 5' on each side and 10' in the front.

Five neighbors spoke of drainage issues that they have on their parcels. Some neighbors questioned the perk test; they stated others had completed perk test and they had failed. Mr. Cervini stated the approved septic system is substandard. Mrs. Eckstein explained the how the roadway drains; showing photos to the Board.

Mr. Oliver stated that perk test on the front of the parcel did fail but the septic is in the rear of the property and the perk test passed. Mr. Oliver stated that prior to requesting the variance he did his homework and is relying on the engineer's expertise.

Action: A motion to close the Public Hearing was made by Mr. Wadnola with a second from Mr. Ilgner with all favor.

A motion to hold the application over to the June 1st meeting was made by Mr. Wadnola with a second from Mr. Ring.

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

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