

Town of Ulster  
Zoning Board of Appeals  
November 4, 2015

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on November 4, 2015 at 7:00 P.M.

Present:

John Crispell  
Brian Ilgner  
Arnold Jacobson  
George Carlson – Chairman

The Public Hearing was opened.

Scott Dutton appeared on behalf of the application to decrease the required parking spaces from 15 to 10 for a 6 unit apartment house. The units are small starter apartments with one bedroom approximately 400 sq ft each. The garage in the rear of the property will be demolished; the area will be paved with for 4 parking spaces. The Ulster County Planning Board's response was "No County Impact"

David Brink owner of Brinks Mobile Home Park voiced his concerns on the variance. Mr. Brink stated he has had issues in his park with tenants parking and believes there will be issues if the variance is granted. He stated the request is 1/3 of the required spaces. After a short discussion Mr. Rice agreed to add more spaces if the Building Inspector request them in the future. The agreement will be added as a condition to the approval.

**Action:** Mr. Crispell motioned to grant the variance with the condition that at the Building Inspectors request additional parking spaces will be placed on the site. A second was made by Mr. Carlson with all in favor.

A motion to approve the minutes was made by Mr. Crispell with a second from Mr. Ilgner 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