

Town of Ulster
Zoning Board of Appeals
October 5, 2016

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on October 5, 2016 at 7:00 P.M.

Present:

John Crispell

Geoffrey Ring

Fred Wadnola

Bryan Ilgner

George Carlson – Chairman

A motion to approve the minutes from the September 20th was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

Fallon/Simmons

Linda Fallon appeared on behalf of the application for an area variance for an Amish Barn/Garage. Ms. Fallon is requesting a 4' variance in the side setback. The garage is 22'x30'. The property is 50'x 100' and a water line runs through the front. There is limited space to place a garage. The neighbors on one side have signed off on the location. Ms. Fallon reviewed her request with the Board.

Action: A motion to hold over to a Public Hearing was made by Mr. Ring with a second from Mr. Crispell. All were in favor.

Heartwood LLC

A motion to reopen the Public Hearing was made by Mr. Ilgner with a second from Mr. Ring. Megan Offner appeared on behalf of the application for a Use Variance for 190 Harwich Street. Ms Offner reviewed information on the noise level of the kiln that will be on site. The decibel level of the kiln fans is equal to that of an air conditioner. Ms. Offner answered questions from the audience. The sawmill that is used is portable, it hooks to the back of a pickup. At this time they mill once every other month, if the milling was an issue they would do it off site. The structure will be insulated and an overhang will be built on one side. The overhead door in the rear of the building will be the only overhead door. A motion to close the Public Hearing was made by Mr. Crispell with a second from Mr. Wadnola, all were in favor.

Action: A motion to grant the variance with conditions was made by Mr. Ring with a second from Mr. Crispell. The conditions of the approval are adherence to Chapter 117 (Noise) of the Town Code and Site Plan approval with adequate screening and fencing. A roll call vote was taken with all in favor. All were in favor.

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

Respectfully Submitted

Mary O'Bryan-Secreto, Zoning Board Secretary