

**Town of Ulster Zoning Board**  
**Meeting Minutes**  
**September 11, 2024**  
**7:00 PM**

The Pledge of Allegiance was recited.  
Emergency exits were noted.

**Roll call**

Mrs. Higgins  
Mr. Shultis  
Mr. Moustakas  
Mr. Coutinho  
Chairman Reginato

Approval of August meeting minutes was motioned by Mr. Shultis and seconded by Mrs. Higgins.

**Public Hearing**

**Robert Spiconardi Z-446**

128 Wrentham St

SBL: 48.65-13-28

Zone: R10

*Area Variance – garage extension*

*Motion to open made by Mrs. Higgins and seconded by Mr. Coutinho*

*No one from the public appeared.*

*Motion to close the public hearing made by Mr. Shultis and seconded by Mrs. Higgins.*

**Action:** Approve the Variance for the garage extension

Motioned by Mrs. Higgins

Seconded by Mr. Coutinho

All in favor by roll call vote.

**Denis & Barbara O'Regan – Z-449**

192 South Rd

SBL: 39.1–5-16

Zone: R60

*Area Variance – addition*

Motion to open the public hearing made by Mr. Shultis and seconded by Mrs. Higgins

**Town of Ulster Zoning Board**  
**Meeting Minutes**  
**September 11, 2024**  
**7:00 PM**

No one appeared from the public

Motion to close the Public Hearing was made by Mrs. Higgins and seconded by Mr. Coutinho

**Action:** Approval of a 40ft Variance

Motioned by Mr. Shultis

Seconded by Mrs. Higgins

All in favor by roll call vote

**Ernest Cuff – Z-450**

15 Old Sawkill Rd

SBL: 48.14-3-40

Zone: R30/OM

*Use Variance for auto repair/sales*

Motion to open the public hearing made by Mrs. Higgins and seconded by Mr. Coutinho.

One neighbor came out to voice his support for Ernest Cuff to be able to repair cars on his property.

Motion to close the public hearing made by Mr. Coutinho and seconded by Mrs. Higgins

**Action:** Approval of Use Variance

Motioned by Mr. Moustakas

Seconded by Mr. Shultis

Roll call vote

Mrs. Higgins – No

Mr. Shultis – Yes

Mr. Moustakas – Yes

Mr. Coutinho – No

Chairman Reginato - Yes

**Joseph & Marilyn Emanuele – Z440**

458 Lucas Ave & 16 Hillside Terrace

SBL:56.30-1-39.111 & 56.30-2-41

Zone: R30

Area Variance – apartments

**Town of Ulster Zoning Board**  
**Meeting Minutes**  
**September 11, 2024**  
**7:00 PM**

Bob Baum and Joseph Emanuele represented.

Motion to open the public hearing made by Mr. Moustakas and seconded by Mr. Shultis

Multiple neighbors/residents came out to show their concern for this size of this project and the location of the apartments. \*Please listen to recording for full information\*

Motion to close the public hearing made by Mr. Moustakas and seconded by Mrs. Higgins.

Action: Denial of the Variance

Motioned by Mr. Moustakas

Seconded by Mr. Shultis

All in favor

## **New Business**

### **Bradley King – Z-451**

613 Lenox Pl

SBL: 48.257-1-27.200

Zone: R10

*Area Variance*

Bradley King represented, expressing that he needs a variance for the front setback for a new modular that was built

Asking for a 17 Ft Variance.

**Action:** Motion to move to public hearing in October

Motioned by Mr. Shultis

Seconded by Mr. Moustakas

All in favor

### **Patricia Conti – Z-452**

18 Vista Drive

SBL: 56.30-3-10

Zone: R30

*Area variance for a fence.*

*Applicants did not show.*

**Town of Ulster Zoning Board  
Meeting Minutes  
September 11, 2024  
7:00 PM**

Motion to adjourn the September meeting made by Mrs. Higgins and seconded by Mr. Coutinho.

Respectfully submitted,  
Megan Hay  
Planning/Zoning Secretary