

Town of Ulster
Zoning Board of Appeals
September 20, 2016

The special meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on September 20, 2016 at 7:00 P.M.

Present:

John Crispell
Fred Wadnola

Geoffrey Ring
Bryan Ilgner

George Carlson – Chairman

A motion to approve the minutes from the September 7th was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

Big Matt/ Further Fitness

Maribel Torres and John Store appeared on behalf of the application for a Use Variance for 38 Old Sawkill Road. A motion to open the Public Hearing was made by Mr. Crispell with a second from Mr. Ilgner with all in favor. Ms. Torres reviewed her business with the Board. The Fitness Center will be by appointment only there will be no open gym. Hours will be 6 AM to 7 PM Monday –Friday. Saturday hours will vary and the gym will be closed on Sunday. The building was previously a gym. No one appeared against the request. A motion to close the Public Hearing was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

Action: A motion to grant the Use Variance was made by Mr. Crispell with a second from Mr. Ring with all in favor.

Heartwood LLC

A motion to open the Public Hearing was made by Mr. Crispell with a second from Mr. Wadnola. Megan Offner appeared on behalf of the application for a Use Variance for 190 Harwich Street. Ms. Offner described the nature of her business (Heartwoods, LLC) a small manufacturer of sustainable wood products. Ms. Offner gave a detailed description of how the products are made. Ms. Offner stated the products and material are delivered by pickup and box trucks a couple of times a month. She will be using a dehumidification kiln that has small fans. The kiln could be placed inside the building. Ms. Offner was asked about expansion of her business; she stated the size of the property would not allow her to expand. Neighbors voiced concerns on dust that would be released into the air, traffic and noise. Ms. Offner answered all questions relating to the business. The Board explained the variance process and the reason a variance was required. Ms. Offner offered to answer any other questions from the public by email or phone and stated that any neighbors were welcome to visit her business at Tech City. The Public Hearing was left open until October 5th.

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