

Town of Ulster  
Zoning Board of Appeals  
December 12, 2018

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on December 12, 2018 at 7:00 P.M.

Present:

Lois Smith

Frederick Wadnola

Renato DiBella

Geoffrey Ring – Chairman

Absent:

Brian Ilgner

Roll call.

A motion to approve the minutes for last month was made by Mr. Wadnola, with a second from Ms. Smith; all in favor.

### **PRELIMINARY HEARING**

#### **Sunrise on Hudson Seamless Gutters – Use Variance**

**SBL: 39.11-3-34.100**

Edward Aleo, property owner, and Fiars Shaddoud, owner of Sunrise on Hudson Seamless Gutters, appeared on behalf of the application to construct a 40' x 60' metal building for the purposes of fabricating half round seamless galvanized gutters on a property located at 121 Old Kings Highway in an R30 Zone.

Mr. Aleo explained that he owns three consecutive parcels on Old Kings Highway and he would like to use the one located at SBL: 39.11-3-34.100 for this proposal. It is a triangle lot located at the corner of Sidden Lane and Old Kings. Mr. Aleo stated that there are currently services available at this lot and there is an existing gravel pad on site. Mr. Aleo was told by the previous owner that there were approvals to do so prior and that he would like to start the approval process, again, and get the parcel on the tax roll. Mr. Aleo stated that this location shouldn't cause any impact to neighbors. The Board agreed stating that there is a welding business on one side and a church on the other of Mr. Aleo's properties.

Mr. Shaddoud stated that the machinery needed is larger than what can fit into the back of a truck, therefore needing a building, but that it does not make substantial noise. Mr. Shaddoud stated that he has been in business in the area since 1999.

The Board agreed that this is a use that fits in with the neighborhood, as there is commercial and residential all mixed in within a half a mile of Mr. Aleo's property. As such, they referred this matter to the UCPB and a Public Hearing.

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**Action:** A motion to forward this proposal for review to the Ulster County Planning Board (UCPB) was made by Mr. DiBella, with a second from Mr. Wadnola; all in favor. A motion to forward this proposal to a Public Hearing in January was made by Mr. Ring, with a second from Ms. Smith; all in favor.

A motion to adjourn was made by Mr. Ring, with a second from Mr. DiBella; all in favor.

Respectfully Submitted,  
Gabrielle Perea  
Zoning Board Secretary