

MEETING – September 1, 2004

The regular Monthly Meeting of the Zoning Board of Appeals was held on Wednesday, September 1, 2004 at 7:00 p.m. at The Town of Ulster Town Hall, Lake Katrine, N.Y.

Secretary called the roll:

Present: Nelson White-
John Crispell
Thomas Turco
Steven Burnham
Donald Wise - Chairman

Motion to approve the minutes from July 7, 2004 and August 4, 2004 meeting made by Mr. White and seconded by Mr. Burnham. All were in favor.

Mr. Wise entertained the motion to open Public Hearing. Motion made by Mr. Burnham seconded by Mr. Crispell. All were in favor.

**BREATHE FITNESS---FILE # 166---TAX MAP # 48.14-1-12.11---38 OLD
SAWKILL ROAD KINGSTON, NY 12401---ZONE R-30**

Ron Mathis represents Breathe Fitness. The applicant would like to place a sign on the back of their building located in a residential district. The applicant was given a use variance two months before. The sign will be facing the NYS Thruway and will be lit in accordance with the Planning Board. The sign will be seen only from the Thruway. Motion to close made by Mr. Crispell and seconded by Mr. Burnham. All were in favor. The applicant was advised to contact the Building Department to make arrangements for a Public Hearing.

**JEFFERY SCHALLER---FILE # 164---TAX MAP # 39.20-3-1---32 LAKE ROAD
KINGSTON, NY 12401---ZONE R-60**

Motion to open Public Hearing made by Mr. White and seconded by Mr. Burnham. Jeff Schaller was present. Discussion on why Mr. Schaller was sent to the Zoning Board. The applicant was given the opportunity to withdraw his application. Mr. Schaller chose to proceed with the hearing. Mr. Schaller explained that his father converted the house into a two family house in 1986. This was done without a Building Permit. Mr. Schaller explains that he is appraised as a two family but he cannot sell the home because his C/O is for a one family. More discussion on why Mr. Schaller is at the Zoning Board. Motion to close Public Hearing made by Mr. Burnham and seconded by Mr. Turco. Motion to approve a variance for a two family house on an under sized lot made by Mr. Crispell and seconded by Mr. White. All were in favor. Variance approved.

**CALLAHAN SIGNS---FILE # 165--- TAX MAP # 48.7-1-29.100---101-899
ENTERPRISE DRIVE, LAKE KATRINE, NY 12449---ZONE- OM**

Motion to open Public Hearing made by Mr. Burnham and seconded by Mr. Crispell.

James Callahan was present to represent Callahan Signs. Mr. Callahan explains that Fleet Bank has been taken over by Bank of America and new signs need to be placed on the building. The new sign will be 170 sq ft in size. Mr. Callahan has a picture of what the sign will look like when complete. Members of the audience question why a sign this large is needed. Discussion continued on the need to change the current sign laws and setting a precedent for others that want larger signs. Motion to close Public Hearing made by Mr. Turco and seconded by Mr. Burnham. Motion to approve the variance of 120 sq ft for a wall sign made by Mr. Turco and seconded by Mr. White. All were in favor. Variance of 120 square feet for a 170 square foot sign is granted.

**ARTHUR BOICE-FILE # 141 - TAX MAP # 48.65-13-13---591 SAVOY STREET,
KINGSTON NY 12401 -ZONE -R-10**

Motion to open the Public Hearing made by Mr. Turco and seconded by Mr. White. Mr. & Mrs. Boice were present. Mr. Boice explains to that he is requesting a use variance to operate a shop that manufactures lifts that attach to RV's and trailers. This business started out as a hobby in the garage of his home but in recent years the hobby turned into a business. Mr. Boice states that he built a barn on the property in question for storage use but converted into his business when it grew too large to do at his residence. Mr. Wise questioned Mr. Boice on the status of the driveway as it needed to be resolved before the board could vote on this file. Mr. Boice explains that he has 7 full time and 3 part time employees. His business does not make excessive noise and they do not impact the environment. The traffic is not really affected as the business does one truck or RV a day. Mr. Boice states that his neighbors are almost all relatives. Mr. White questions if Mr. Boice did anything to let the town know that he was running a business in the town. Mr. Boice answered he was told to stay low profile. Mr. White questions if the building was built for the business or for storage. Mr. Wise opened the floor up to the audience. Discussion in favor of and against the variance along with discussion on the variance process continues. Motion to close Public Hearing made by Mr. Turco and seconded by Mr. Burnham. All were in favor. Motion to approve a use variance to operate a shop for light manufacture lifts and trailer for attachment to recreational vehicles made by Mr. Crispell and seconded by Mr. Burnham. Roll Call vote- Mr. Turco- Yes, Mr. Crispell – Yes, Mr. Burnham- Yes, Mr. White – No, Mr. Wise- Yes. Variance to operate a shop for the light manufacture of lifts and trailers for attachment to recreational vehicles is granted.

Motion to adjourn made by Mr. Burnham and seconded by Mr. Turco all were in favor.
Meeting Adjourned at 8:45.

Respectfully Submitted,

Mary Secreto
ZBA Secretary