

ZONING BOARD OF APPEALS AUGUST 2, 2006

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, August 2, 2006 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449.

Present:

Nelson White

Karen Markisenis

John Crispell –Chairman

Motion to open meeting made by Mrs. Markensis and seconded by Mrs. White. All were in favor.

A motion was made by Mrs. Markensis to hold a rehearing on File # 195 Glenerie LLC Mr. White seconded the motion with all in favor.

Motion to open Preliminary Hearing made by Mr. White and seconded by Mrs. Markisenis with all in favor.

ULSTER COUNTY HABITAT FOR HUMANITY

Mr. John LaValle and Ms. Arlene Wilhelm appeared on behalf of the application for an area variance to build on an undersized lot. Mr. La Valle explains that the lot is 4,550 square feet and code states it needs to be 5,000 square feet. The house will be a one story home that will meet all the required setbacks. The lot is serviced by Town water and sewer. This house will be built by the student at BOCES and move to the site. About 60% of the work will be completed off site. A motion to hold over to a Public Hearing was made by Mr. White and seconded by Mrs. Markensis with all in favor.

Motion to open Public Hearing made by Mr. White and seconded by Mrs. Markisenis. All were in favor.

QUICK CHEK ROUTE 9W

Howard Geneslaw appeared on behalf of the application for variances for the propose Quick Chek located at 1646-1648 Route 9W. Mr. Gleneslaw states that on this site there will be a subdivision making three commercial lots. The first lot will be the Quick Chek with fuel pumps the second will be a bank and the third a retail store. The parcel that will have the bank is in need of a variance for a loading space in the town's code every commercial building needs a loading zone. The applicant feels that there is no need for a loading zone at a bank therefore the loading zone should be eliminated by eliminating the loading zone the parcel would have more green space. The other variance that is requested at the bank parcel is changing the minimum width of the drive aisle to 18' . . Jeff Martell is the site engineer for the 9 W site he explains that the 24' width that is needed by the town Code is for 90 degree parking spaces; the applicant's plan have 60 degree parking spaces therefore an 18 feet is sufficient to back out of a parking space. .Lighting variances are needed are all three lots Mr. Martell explains that the lighting being used on all three sites is a flush mount type. This style light will eliminate the

lighting from spreading onto other areas of the site and the roadway. The applicant states that the Planning Board requested the applicant test other sites in the town to see what range was being used. Five locations were tested and the range was 12 fc to 44 fc. The applicant took the average as 24.4 fc and reduced their range to 21.5fc. Citgo on Washington Avenue is at 25fc. The applicant has submitted a packet with information supporting their request. Mr. Geneslaw states that at the last Planning Board meeting the question of signage was raised. The applicant feels that each parcel is entitled to a freestanding sign the Planning consultant states that the three parcels are one site and are entitled to one freestanding sign. The applicant would like to amend the application adding an interpretation from the ZBA on the signage. If the ZBA feels that the site requires one sign the applicant will be asking for a variance for three signs on the site. Mr. White motions to hold the Public Hearing open until the September meeting. Mrs. Markensis seconds the motion with all in favor.

QUICK CHEK 620-640 WASHINGTON AVENUE

Ms. Jennifer Porter appeared on behalf of the application for a variance on lighting levels and a variance for a monument sign. Ms. Porter states that the project to replace an existing Mobil station/convenience store with a Quick Cheek food store and a carwash is currently being reviewed by the Planning Board. The applicant is requesting an 8.5 s. f. variance for a monument sign. The applicant is requesting an amendment on the monument sign variance the applicant is requesting a height variance of 3 feet. The applicant is also requesting variances for lighting levels within the parking area and elsewhere on the site. Mr. William Viola states that the lighting will be similar to the 9W site. the front of the building and the sidewalks will be the areas with the most lighting. All fixtures in the canopy will be flush mount as with the other site. Motion to hold the Public Hearing open until the September meeting made by Mr. Crispell and seconded by Mr. White with all in favor.

Motion to adjourn made by Mr. White and seconded by Mrs. Markisenis all were in favor.

Meeting adjourned at 8:00

Respectfully Submitted,

Mary Secreto

