

## ZONING BOARD OF APPEALS DECEMBER 6, 2006

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, December 6 2006 at 7:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, NY 12449.

Present:

Mark Kaiser

Donald Wise

Nelson White

Karen Markisenis

John Crispell –Chairman

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

**Motion to open Public Hearings made by Mr. White and seconded by Mrs. Markisenis with all in favor.**

### GERARD GRETZINGER

Mr. Gretzinger appeared on behalf of the application for an 8' fence that is in the front setback. Mr. Gretzinger states that he hired a contractor to put up his fence and was not aware that the fence was too high. No one appeared to opposing the variance. A motion to close the Public Hearing made by Mr. Wise and seconded by Mr. Crispell. A motion to approve the variance for an 8 foot fence in the front setback was made by Mr. Wise and seconded by Mr. Crispell with all in favor. **Variance for an 8 foot fence in the front setback is approved.**

### GLODE SIGN

Robert Hergetty appeared on behalf of the application for an area variance for a wall sign. The variance will be for 8 square feet. Mr. Hergetty states that there are six other commercial properties around them with similar signs. Mrs. Markisenis states she feels that the current sign regulations are adequate; there are other signs on this parcel and all cars on the lots have signs on them. Mrs. Markisneis feels there is no need for more signage. No one appeared no oppose the variance. Motion to close the Public Hearing made by Mr. Wise and seconded by Mr. White. Motion to approve the variance was made by Mr. Wise and seconded by Mr. White.

Roll call vote:

Mr. Wise; yes,

Mr. White; yes,

Mr. Kaiser; yes,

Mr. Crispell; yes,

Mrs... Markisneis; no.

**Variance of eight square feet for a wall sign is granted.**

### EDWARD AKINS & JANET PECK

Edward Akins appeared on behalf of the application for an area variance to replace a mobile home with a larger one. The new home will be in the side setback. The applicant has submitted letters from two adjoining neighbors stating they have no problem with the new house. No one appeared to oppose the variance. A motion to close the Public Hearing was made by Mr. Wise and seconded by Mr. White. A motion to approve the variance of three feet within the side setback for a new dwelling was made by Mr. Wise and seconded by Mr. Crispell with all in favor. **Variance of three feet in the side setback for a new dwelling granted.**

### **QUICK CHEK WASHINGTON AVENUE**

Howard Geneslaw appeared on behalf of an application for signage and lighting. Mr. Geneslaw states that the applicant is requesting three variances; for the sign height sign area and the lighting on the site. Mr. Geneslaw explains the applicants originally proposed a freestanding sign and have changed their plans as per Planning Board recommendations. The applicants also explain that the sign will have LED pricing. Mr. Geneslaw states that the applicant is also requesting a lighting variance. The lighting levels are similar to what is at the Citgo station across the street from this site. After lengthy discussion on the lighting and the placement of the sign Mr. Wise motioned to approve the sign variance for height and area. A second was made by Mr. White; Roll call vote;

Mr. Wise; yes,

Mr. White; yes,

Mr. Crispell; yes,

Mr. Kaiser; yes

Mrs..Markisenis; no.

Mr. Wise motioned to approve the lighting variance with a second made by Mr. Crispell.

Roll Call vote

Mr. Wise; yes,

Mr. White; yes,

Mr. Crispell; yes,

Mr. Kaiser; yes

Mrs..Markisenis; no.

**Variance to increase lighting levels on the site granted.**

**Variance of eight feet in area and four feet in height granted.**

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