

ZONING BOARD OF APPEALS JUNE 20, 2007

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, June 20, 2007 at 7:00 p.m. at the Town of Ulster Town Hall Lake Katrine, NY 12449.

Present:	Absent
Nelson White	Mark Kaiser
Karen Markisenis	
Donald Wise	
John Crispell –Chairman	

A motion to open the meeting was made by Mrs. Markisenis and seconded by Mr. White. All were in favor.

Motion to approve the minutes from the May meeting was made by Mr. Wise and seconded by Mr. White

A motion to open the Public Hearing was made by Mr. Wise and seconded by Mr. Crispell.

Glen Grubard Tech City Property

Glen Grubard appeared on behalf of the application for use variance to operate a Flea Market on the Tech City property. Mr. Wise questions if the applicant has a letter from the owner of Tech City allowing him to apply for the variance. Mr. Grubard states he will submit one to the board. Mr. Grubard states the Flea Market will be a well maintained controlled event. He does not want to create a free for all and hopes to attract people from the region. Mr. Wise questions if the ZBA can grant a variance for a specific period of time. Mr. Zweben states he does not know but will look into it the matter. He explains that a variance is a land use and does not normally expire. Mr. Grubard goes on to explain that the vendors will set up their stands/tents just on the weekend; others may want to keep their spaces standing during the week. Mr. Crispell states that the main concern is that the market may deter any large firms from coming into the Tech City property. Mr. Crispell states that the Town would like to see a large business come into the Town creating more job opportunities; having a Flea Market in the parking lot may not be a selling point. Mr. Grubard states that his agreement with the owner is that if anyone is going to rent space in the building that is adjacent to the parking lot in question he will have to discontinue the use. The Board quickly reviewed signage with the applicant. The Board also explains that the applicant will need to apply to the Planning Board if the variance is approved. Mrs. Markisenis states that she feels that the applicant does not meet the requirements of a use variance. There is no hardship as the applicant is not the owner and the Flea Market will change the character of the neighborhood. Mr. Crispell states that there is a concern that the site will look unkempt during the week. Mr. Grubard states that the owner would not allow it to look messy during the week. Mr. Grubard states he would be willing to tell the vendors they need to break down the stands. A lengthy discussion on the process of a Public Hearing and the Planning Board

followed. The Board requested a letter stating how the applicant would meet the concerns of the Board as far as the stands being removed during the week and the look of the site during the week as well as the weekends. A motion to hold over to a Public Hearing was made by Mr. White. and seconded by Mr. Wise with all in favor.

Meeting Adjourned 8:00

Respectfully Submitted,
Mary Secreto
Zoning Secretary