

Town of Ulster
Zoning Board of Appeals
July 11, 2012

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on July 11, 2012 at 7:30 P.M.

Present:

Robert Porter- Chairman
John Crispell –
Donald Genter
Arnold Jacobsen

A motion to approve the minutes from the June meeting was made by Mr. Genter and seconded from Mr. Crispell. All were in favor.

A motion to open the Public Hearing on file # Z-288 Prestige Toyota

Prestige Toyota – 756 East Chester Street

Robert DuPont appeared on behalf of the application for an area variance for an addition that will be in the front setback. Mr. DuPont reviewed the request with the Board stating the existing facade is 39 feet off the property line with a canopy of 5 feet. The new facade would be 3 feet off the existing foundation with a canopy of 3 feet. The request is for a 14 foot variance but with the reduction of canopy it is really a reduction of what is exist. Mr. DuPont addressed the Ulster County Planning Board's comments on prohibiting parking in the front of the site. There is a designated area for car carrier unloading but the drivers refuse to pull into the site as it is easier for them to unload in front. The applicant is willing to place signage in the front of the site but this will most likely be done during the site plan approval process. A short discussion on the appearance of the facade followed. No one appeared for or against the request. A motion to close the Public Hearing was made by Mr. Crispell with a second from Mr. Genter with all in favor.

Action: a motion to override the Ulster County Planning Board and grant a 14' area variance for a facade in the front setback was made by Mr. Crispell with a second from Mr. Jacobsen. All were in favor.

WHEREAS, Prestige Toyota of Kingston 756 East Chester Street Bypass Kingston NY 12401, Zone, RC has requested an Area variance for Tax Map Parcel #48.50-2-7-; and

WHEREAS, the applicant seeks a variance of 14' that will encroach the front setback.and,

WHEREAS, The Town of Ulster Zoning Board of Appeals has duly advertised for a Public Hearing in the Kingston Freeman and has held a Public Hearing at the Town of Ulster Town Hall at 7:30 P.M. on July 11, 2012 and,

Town of Ulster
Zoning Board of Appeals
July 11, 2012

WHEREAS, no one appeared at the Public Hearing for or against the variance and,

WHEREAS, Under Section 239.m of the General Municipal Law, the County of Ulster Planning Board recommendation was signage prohibiting parking, standing and unloading of delivery vehicles be placed along the frontage.

BE IT RESOLVED as follows that the Zoning Board of Appeals hereby overrides the Ulster County Planning Board's recommendation regarding signage and hereby approves the variance as requested by the Applicant.

BE IT RESOLVED that a variance of 14 feet for a building facade is granted.

Linda Taylor-Legg – 169 Hinsdale Street

Linda Taylor-North appeared on behalf of the application for an area variance to reduce the minimum lot area. Ms. Legg stated she owns a two-family home with a large storage area on the rear of the house; she would like to convert this area into a 1 bedroom apartment. Ms. Legg stated she met with the Building Inspector and the submitted a Site Plan Application she was told at that time she would need a variance. Ms. Legg submitted a floor plan of the apartment. The site currently has 2, 1 bedroom apartments

with 5 parking spaces. The applicant is looking for a single tenant. There is municipal water and sewer on site. Mr. Porter stated there are no other 3 family homes in the neighborhood. A short discussion on the neighborhood followed.

Action: A motion to move to a Public Hearing was made by Mr. Genter with a second from Mr. Crispell with all in favor.

Big Matt Associates – 32-42 Old Sawkill Road

John Stote appeared on behalf of the application for a use variance to conduct "Classic Car Auctions". Mr. Stote stated he attended a Planning Board Workshop to discuss holding estate auctions at the site until the buildings could be leased the idea of car auctions were also discussed at that time. After the meeting Mr. Stote decided to change the request to just car auctions. The auctions would be 3 to 5 times a year auctioning 12 or less cars. Mr. Stote estimated no more then 50 to 60 cars would be at the site. The auctions would take on Saturdays and would take about 2 to 3 hours. Mr. Porter reminded Mr. Stote of the residents concerns of traffic when he appeared for the last use variance. Mr. Stote replied that if the building is leased there may be 60 cars a day at the site as it is approved for a light manufacturing use. A discussion on if this is a request for the ZBA or an event that would require a permit followed. The Board requested Mr. Stote gather more information and appear at the August meeting for further discussion.

Action: A motion to table the request to the August meeting was made by Mr. Genther with a second from Mr. Crispell with all in favor.

A motion to adjourn was made by Mr. Genther with a second from Mr. Crispell; all were in favor.

Respectfully Submitted,

Mary O'Bryan-Secreto

Zoning Board Secretary