

Zoning Board of Appeals
April 2 2014

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on April 2, 2014 at 7:00 P.M.

Present:

John Crispell-
Arnold Jacobsen
Elizabeth Kyriacou
Fred Wadnola

A motion to approve the minutes of the March meeting was made by Mrs. Kyriacou with a second from Mr. Jacobson with all in favor.

Ulster Hose #5– Public Hearing

Mr. Jacobsen motioned to open the Public Hearing.

Michael Vetere Appeared on behalf of the application for two variances the first to create an undersized lot and the second for an area variance in the rear setback for an existing building. Mr. Vetere stated the Fire Company would like to create a training station on one lot. The lot the training center will be located on needs to be in separate ownership. Once the lots are divided the existing firehouse will not meet the rear setback. No one appeared for or against the request.

Action: A motion to approve the request was made by Mrs. Kyriacou with a second from Mr. Wadnola with all in favor.

WHEREAS, Ulster Hose Company #5 2333Route 9W. Saugerties, New York 12401, Zone R-30, has requested rear setback variance and an area variance to create a undersized lot for Tax Map Parcel # 39.11-5-13 and

WHEREAS, The applicant seeks a variance to create an undersized lot and reduce the rear setback on an existing building 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 7:00 P.M. on April 4, 2014.

WHEREAS, no one appeared at the Public Hearing; and;

WHEREAS, under section 239.m of the General Municipal Law the County of Ulster Planning Board has no jurisdiction: and,

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WHEREAS, the members of the Zoning Board of Appeals have determined that the request will have no effect on the vicinity and, therefore,

BE IT RESOLVED that a variance to create an undersized lot and reducing the rear setback for the existing building is granted.

Timely Signs for Ulster Properties LLC – Preliminary Hearing

Ozzie Beichert appeared on behalf of the application for a freestanding sign that will be 50sq ft over the allowed size. Mr. Beichert stated a smaller sign was approved on the site plan but now the parcels have been subdivided. There may be 10 to 12 tenants at the site. A short discussion about the site followed. The request will be forwarded to the Ulster County Planning Board for review.

Action: A motion to move to a Public Hearing in June was made by Mr. Wadnola with a second from Mr. Jacobsen. All were in favor.

Respectfully Submitted,
Mary O'Bryan-Secreto
Zoning Board Secretary