

Town of Ulster
Zoning Board of Appeals
April 3, 2013

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on April 3, 2013 at 7:30 P.M.

Present:

John Crispell- Chairman

George Carlson

Arnold Jacobson

Elizabeth Kyriacou

Robert Porter

A motion to approve the minutes from the March meeting was made by Mr. Porter and seconded from Mrs. Kyriacou. All were in favor.

A motion to open the Public Hearing was made by Mr. Carlson with a second from Mrs. Kyriacou with all in favor.

McDonald's

Brad Bohler appeared on behalf of the application for McDonald's located at 1232-1236 Ulster Avenue. The applicant is proposing the rebuild of the existing McDonald's. The project is currently before the Planning Board. The applicant is requesting multiple variances; front yard setback, reduction of parking space size, wall signage, lighting levels, parking area grade and parking setback to street and property line. Mr. Bohler reviewed the request with the Board. There is a request for building within the interior lot line; this request may go away if they consolidate the two lots. A short discussion on the project followed.

Action: A motion to move the project to a Public Hearing was made by Mrs. Kryiacou with a second from with Mr. Jacobsen with all in favor.

A Motion to adjourn was made by Mrs. Kyriacou with a second from Mr. Porter with all in favor.

Respectfully Submitted,

Mary O'Bryan-Secreto
Zoning Secretary