

Town of Ulster
Zoning Board of Appeals
December 6, 2017

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on December 6, 2017 at 7:00 P.M.

Present:

George Carlson

Brian Ilgner

Geoffrey Ring – Chairman

Renato DiBella

Frederick Wadnola

Roll call.

A motion to approve the minutes for last month was made by Mr. Carlson with a second from Mr. Wadnola; all in favor.

PRELIMINARY HEARING

Patel's Kingston Lanes – Sign Variance

Joe Williams, a mechanic for Kingston Lanes, appeared on behalf of the application for a sign variance to have a scrolling digital message board. Mr. Williams explained how Kingston Lanes would like construct a new road sign as the existing sign is not clearly visible from either side of the road. Mr. Williams stated that their plan is to knock down all the trees on the ridge, and put the new sign up in the middle of that clearing, along with some flower beds, to make it visible to traffic coming from both directions. Mr. Williams stated that the new sign, if permitted, will have a slideshow feature that can be time delayed and change, or a standalone feature, and it also has an adjustable dimming feature that allows it to be dimmed down at night. Mr. Williams stated that there is a manual override for it, so if it is too bright, they can manually adjust it. It also has safety features, which allows them to post amber alerts, weather warnings and advisories and a time display. There will be no video, no flashing, and no animation; no moving features except for the slideshow. Mr. Williams stated that the sign would make the area look nicer and would be better for their business.

Action: A motion to forward this to the Ulster County Planning Board was made by Mr. Ilgner, with a second from Mr. Carlson; all in favor.

PUBLIC HEARING

Frank Tiano – Use Variance

Mike Vetere III appeared on behalf of the application for a use variance to allow a wedding venue in an R-60 Zone. The lot has 33 acres, half of which is expansive, flat and well groomed. Mr. Vetere explained that there are multiple sites on the property that can

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be of use. There is currently electricity to the property and the bathrooms, lighting, and air conditioning units will be outsourced. There is existing parking that is off-street; 109 for guests and 25 for vendors. Mr. Vetere stated that they are looking to host about 16 events per season, ending at 10 pm, to abide by the Town noise ordinance. Mr. Vetere stated that they are looking to create revenue from the parcel without having to subdivide and sell.

Kathy Stevens, owner of Catskill Animal Sanctuary, the second largest abutting landowner who adjoins all of the north side, appeared in favor of the application. Ms. Stevens stated that she has been their neighbor since 2003. She stated that she has known Mr. Tiano, not only for being a member but also that he is their excavator and helping them create what is now, 16 years later, Catskill animal Sanctuary. Ms. Stevens stated that Mr. Tiano is an absolute perfectionist and that his property is perfection, and her roads are perfectly straight; he does not compromise and works until the job is done and does not take shortcuts. She stated that his lands are breathtaking, with their ponds and manicured lawn and has already brought the neighborhood up a notch with his beautiful property. Ms. Stevens stated that the Tianos' are wonderful neighbors, as their parents were, and that they believe in the value of taking care of their neighbors. Ms. Stevens stated that when the Sanctuary was dealing with hard deaths, Mr. Tiano would come out, in the middle of a rainstorm, and assist in burying the animal. Ms. Stevens claimed she feels "absolutely confident that the desire to see beauty in the neighborhood, combined with a love for and concern for their neighbors would only impact the neighborhood in a really powerful way." She stated she is excited for this project to go through and be approved.

Susan Davis appeared in favor of the application. Ms. Davis stated that their house was built in 1905. But their family has lived on Old Stage Road for many generations and believes that this is a great way to enhance their road and make use of what is already a beautiful property. Ms. Davis believes that anyone who goes to that property as a part of this wedding venture will have a wonderful experience. Ms. Davis states it's another way for those on the road to feel proud of their neighborhood. She has personally visited the Tianos' property and everything is just absolutely beautiful there. Ms. Davis has no concerns, as far as facilitating the venues. She states that they are lucky that they can keep the property and grow it and that it will be a benefit to the Town, to the people who visit there and to the neighborhood.

Mr. Vetere stated that the family dates back to owning 400 acres in the Fortune Valley for decades now, and the family is pretty well known on the road, and they have spoken with most of them about this project. Mr. Vetere stated that Mike Fink, the property owner to the west that adjoins approximately 2000 feet of their property, the largest adjoining neighbor, could not make it to the Public Hearing, but that he spoke with Mr. Tiano and is in full support of this project. Mr. Vetere stated that from a birds-eye view, if you set up a triangle from the tents to the neighbors, the neighbors are approximately 1,000-1,200 feet, most of which is thick wooded area. The only neighbor that can visually see onto Mr. Tiano's sight would be Ms. Stevens and his parents through the woods.

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After a discussion, it was in agreement amongst the applicant and the Board that the events will not exceed 20 during the season, they will take place from May first through January second, and they will abide by the Town of Ulster noise ordinance. The Tiano's put up Christmas lights every year on their property whether people are there or not, so it will give the option for winter, Christmas and New Year's weddings.

Action: A motion to approve the use variance was made by Mr. Ilgner, with a second from Mr. Carlson; all in favor.

A motion to adjourn was made by Mr. Wadnola, will a second from Mr. DiBella; all in favor.

Respectfully Submitted,
Gabrielle Perea
Zoning Board Secretary