

Town of Ulster
Zoning Board of Appeals
December 2, 2009

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on December 2, 2009 at 7:00 P.M.

Present:

John Crispell

Donald Genther

Karen Markisenis

Robert Porter - Chairman

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

Public Hearing

Double Happiness Travel

A motion to open the Public Hearing is made by Mr. Crispell and seconded by Mr. Genther. Lambros Petristsis appeared on behalf of the application for a waiting area and ticket sales area for a bus company. Mr. Petristsis states he is the owner of the site and has been trying to rent the building in question for some time. Mr. Petristsis states that he taxes on his property are very high and he is paying his taxes with his credit card; he has 17 employees and business is not that good. Mr. Menglin Liu speaks as representative of the bus company; Mr. Liu states the site is a 2 acre site with 2 buildings one houses the diner the other is a 6,000 sq ft building of which ½ the bus company will rent. The building set lower on the site and the owner is having trouble renting it as it is hard to see from the road. The buses run from Albany to New York City and will stop at this site once a day. The buses running from New York City to Albany do not usually stop in Kingston. The Board questioned how the buses would be coming onto the site and where on the site the buses would park. The Board was reminded that the applicant would need to submit a site plan if the variance was granted. Mr. Liu goes on to states that this would make it easier for New Yorkers to come to our area. There will be no structural changes to the building and there will not be fuel on site. Mr. Liu goes on to describe the bus company and it clients as a company that tends to cater to Chinese; these clients sometimes do not speak English and are more comfortable on a bus where the driver speaks their language.

Mr. Eugene Berardi representative for Trailways Buses appeared against the variance. Mr. Berardi states that the Double Happiness bus company is running its business on the site without permission and has been doing so for some time. Mr. Berardi states if you check the Double Happiness schedule it shows four trips a day not one; he goes on stating

the bus company has been denied a certificate from New York State giving them permission to stop in Kingston. He also states concerns about the safety of the buses and site; stating there is not enough room on the site to maneuver a coach and pulling on and off of Washington Avenue at this site is dangerous. Mr. Berardi states he will support his concerns with documentation before the next meeting. Mr. Porter states that the Board needs to answer many questions in regards to this application and will refer the legal questions to the Town Attorney.

Action: A motion to hold the Public Hearing over to the next meeting was made by Mr. Genther and seconded by Mr. Crispell. All were in favor.

Motion to Adjourn was made by Mr. Genther with a second from Mr. Genther; all were in favor.

Respectfully Submitted,

Mary Secreto
Zoning Secretary