

Town of Ulster
Zoning Board of Appeals
February 11, 2014

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on February 11, 2014 at 7:00 P.M.

Present:
George Carlson
John Crispell-
Arnold Jacobsen

A motion to approve the minutes of the January meeting was made by Mr. Crispell with a second from Mr. Jacobsen with all in favor.

Residence Inn by Marriot– Preliminary Hearing

Rich Tabaczynski appeared on behalf of the application for an area variance for the Residence Inn. Mr. Tabaczynski reviewed the project with the Board: the applicant would like to subdivide a 4.7 acre parcel into 3 lots the largest one will be 2.27 acres, on this lot they would like to construct a 4 story Residence Inn with 92 units. Section 190-25C of Zoning Code states that each hotel unit requires 1,400 sq ft of lot area the applicant will have 1,076 sq ft of lot area with the proposed subdivision. A review of the site plan and the other options followed. Mr. Tabaczynski stated the applicant met with the Ulster County Planning Board and Ulster County Highway Department and there are concerns with the entrances to the site. Due to the concerns from the Highway Department the plan may change. The applicant will come back to the Zoning Board once the final plans are developed.

Men’s Warehouse – Preliminary Hearing

Joe Beichert appeared on behalf of the application for an area variance for a wall sign that will be 175 sq. ft. The variance requested is 75sq ft; the signage will be on the facade that faces Ulster Avenue. Mr. Carlson stated that the sign was rather large and requested the applicant reduce the request. A short discussion on the site and sight distance from Ulster Avenue followed. The request has been forwarded to the Ulster County Planning Board for review.

Motion: A motion to set a Public Hearing for the March 5th meeting was made by Mr. Crispell with a second from Mr. Jacobsen with all in favor.

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

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