

Town of Ulster
Zoning Board of Appeals
February 6, 2013

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on February 6, 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 January meeting was made by Mrs. Kyriacou and seconded from Mr. Porter. All were in favor.

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

Lang Media – Public Hearing

Michael Lang appeared on behalf of the application to change a billboard face to a digital face. This change would allow the applicant to use the billboard for Amber Alerts and other emergency messages. The lettering on the sign will be changed via the internet. New York State DOT will need to approve this sign change. The sign does not flash or move. The Ulster County Planning Board voted against granting the variance. Mr. Lang submitted a memorandum from the Federal Highway Administration that gives guidance on changeable message signs. No one appeared against the variance. A short discussion on the sign followed.

Action: A motion to grant a variance to replace an existing billboard with a digital billboard was made by Mr. Porter with a second from Mr. Carlson; all were in favor

WHEREAS, Lang Media for 2125 Ulster Avenue Lake Katrine NY 12449 Zone HC, has requested an area variance for Tax Map Parcel # 39.15-4-15 and

WHEREAS, The applicant seeks a variance to replace an existing billboard with a digital billboard 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 7:30 P.M. on February 6, 2013 and,

WHEREAS, and, on January 2, 2013, the Ulster County Planning Board recommended that the variance relative to the signage be rejected; and,

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WHEREAS, the members of the Zoning Board of Appeals have determined the signage requested is not a “flashing sign” therefore,

BE IT RESOLVED as follows that the Zoning Board of Appeals hereby overrides the Ulster County Planning Board’s recommendation regarding signage and hereby approves the signage variance as requested by the applicant.

Kenco – Public Hearing

William Kennedy appeared on behalf of the application for an addition that will be 19’ into the front setback. The addition will house an archery range and expanded footwear department. The project was referred to the Ulster County Planning Board; their comment was “No County Impact. No one appeared for or against the variance.

Action: A motion to grant the variance that will be 19’ into the front setback was made by Mrs. Kyriacou with a second from Mr. Carlson with all in favor.

WHEREAS, Kenco Holdings, 1000 Hurley Mountain Road. Kingston NY 12401, Zone HC, has requested an Area variance for Tax Map Parcel # 48.13-2-2 and

WHEREAS, The applicant seeks a variance for an addition that will extend 19’ 10” into the front setback 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 7:30 P.M. on February 6, 2013 and,

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

WHEREAS, Under Section 239.m of the General Municipal Law, the County of Ulster Planning Board found no County Impact and,

WHEREAS, the members Zoning Board of Appeals have determined that the addition will not have an adverse effect on the neighborhood and, therefore,

BE IT RESOLVED that a variance of 19’ 10” feet in the front setback for an addition is granted.

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

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Bread Alone -

Sharon Burns-Leader appeared on behalf of the application to build an addition that will be 5' from the side property line. Ms. Burns-Leader stated she owns Bread Alone Bakery and they are looking for a variance of 10' for a freezer. There will be 5' between the property line and the building. The compressors are not loud. The closest structure will be a billboard.

Action: A motion to move the application to a Public Hearing was made by Mr. Porter with a second from Mrs. Kyriacou with all in favor.

Mr. Kovacs reviewed the Appeal of Notice/ Order of Remedy for MacKenzie-Buck's Junkyard with the Board. Mr. Kovacs will be sending a memo to the members prior to the March meeting.

The Board reviewed the revised By-Laws; all members present were satisfied with the revisions. A motion to accept the newly revised by-laws and submit to the Town Board for approval was made by Mr. Porter with a second from Mrs. Kyriacou with all in favor.

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

Respectfully Submitted,

Mary O'Bryan-Secreto
Zoning Secretary