

Town of Ulster
Zoning Board of Appeals
July 2, 2014

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on July 2, 2014 at 7:00 P.M.

Present:

John Crispell

Elizabeth Kyriacou

Fred Wadnola

George Carlson – Chairman

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

Juergen Beneke – Vote

Mr. Beneke appeared on behalf of the request to convert an existing barn to an office and storage for an internet business. Mr. Carlson stated the applicant has submitted information showing financial hardship therefore the Board is willing to grant his request for 1 year. At that time Mr. Beneke should reapply to the Zoning Board. Mr. Beneke agreed. Mr. Carlson stated the use variance is granted to Mr. Beneke and if the property is sold the variance is null and void.

Action: A motion to grant the use variance for the period of 1 year was made by Mr. Wadnola with a second from Mr. Crispell with all in favor.

WHEREAS, Juergen Beneke, 1250 Flatbush Road Kingston New York 12401, R-60, has requested a use variance for Tax Map Parcel # 39.16-5-2; and

WHEREAS, The applicant seeks a variance to convert a barn into a storage building for an online business 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 June 4, 2014 and,

WHEREAS, no one appeared at the Public Hearing; and

WHEREAS, the members Zoning Board of Appeals have determined that the use will not have an adverse effect on the neighborhood and Mr. Benenke showed financial hardship, therefore,

BE IT RESOLVED that a variance to convert a barn to a storage building is granted for 1 year.

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Timely Signs for Ulster Properties LLC – Public Hearing

Ozzie Beichert appeared on behalf of the application for a 26.16' wall sign for the Village Apothecary at the MGMH Medical Building. The County reviewed the request and had state the sign had "No County Impact". A motion to open the public hearing was made by Mr. Wadnola; no one spoke against the request. A motion to close the public hearing was made by Mr. Wadnola.

Action: A motion to grant the variance made by Mr. Crispell with a second from Mr. Carlson with all in favor.

WHEREAS, Timely Signs for 1561 Ulster Properties, 1561 Ulster Avenue Kingston New York 12401, Zone OM, Tax Map Parcel # 39.82-2-7.111 has requested an area variance for an additional wall sign. and

WHEREAS, The applicant seeks a variance for an additional wall sign 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 7:00 P.M. on July 2, 2014 and,

WHEREAS, no one appeared at the Public Hearing; and

WHEREAS, under section 239.m of the General Municipal Law the County of Ulster Planning Board has determined the request Has "No County Impact": and,

WHEREAS, The members Zoning Board of Appeals have determined that the surrounding area primarily consist of commercial uses and the sign will not adversely effect the area and, therefore,

BE IT RESOLVED that a variance for an additional wall sign that will be 26.16 sq ft granted.

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

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