

Town of Ulster
Zoning Board of Appeals
July 5, 2017

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on July 5, 2017 at 7:00 P.M.

Present:

George Carlson

Bryan Ilgner

Geoffrey Ring – Chairman

Renato DiBella

Frederick Wadnola

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

PRELIMINARY HEARING

Lia Honda – Sign Variance

Joe Mihm appeared on the behalf of the applicant to seek a sign variance in order to have six 272 square foot facade signs, instead of the allowed 135 square foot signage that is allowed by Town Code in a Highway Commercial Zone. Mr. Mihm explained that they were simultaneously going before the Planning Board for site plan approval to transform the old Mac Fitness on 727-747 East Chester Street Bypass into a new car dealership, Lia Honda. Mr. Mihm explained that all the proposed signage are standard Honda signs, required by the company. Along with the façade sign, Mr. Mihm is proposing two pole mounted 164 square foot signs, one being a Honda pylon and the other a Certified Preowned Vehicle pylon. A brief discussion of the proposed site plan and signage followed.

Action: A motion to forward the project to a Public Hearing was made by Mr. DiBella, with a second Mr. Wadnola; all in favor.

Debra Kogon – Area Variance

Jim Rioux appeared on behalf of the applicant, Debra Kogon, for a 20 foot area variance to add a two-car garage onto her property at 247 Risely Street in Kingston, for storage of vintage cars during the winter season. Ms. Kogon's property is pre-existing, non-conforming, and as such, the garage would be sitting 10 feet from the road. Mr. Rios explained that there is gravel existing in the location that Ms. Kogon would like to place the garage and that she would like to keep it off of her green space if at all possible. Ms. Kogon then explained that she had all of her adjoining neighbor's signatures giving her consent to place the garage where she is proposing. A brief discussion followed.

Action: A motion to forward to a Public Hearing was made by Mr. Wadnola, with a second from Mr. DiBella; all in favor.

Jesus Torres – Area Variance

Jesus Torres appeared on behalf of the application. Mr. Torres is looking to get an area variance for a fence that he had built on 337 Lucas Avenue, in the Town Right-of Way, thinking that he

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was in Kingston's District. The allowed height for a fence in the front setback in the Town of Ulster is four feet, and Mr. Torres had built a six foot fence, explaining that the property owner was concerned over buses and vehicles parking on his property. Mr. Torres stated that if the fence would be an issue because of the height, he would be able to cut it down to four feet for an eight foot length on either side of the fence on Lucas/Catskill/Court Avenue to permit proper vision. A brief discussion followed.

Action: There was a consensus among the Board to forward this project along to Ulster County Planning Board, as well as Kingston City Building Department. A motion to forward to a Public Hearing, once the review comments are received from County, received four ayes, and one nay.

Timothy Sickles – Area Variance

Timothy Sickles appeared on behalf of the application for an area variance to attach a two-car garage to his existing house at 36 Alder Court. Mr. Sickles explained that his parcel is an "L" shaped lot and that although it has a decent amount of acreage, it has a Town Highway drainage easement right through the front, which limited where they could originally put the house. Mr. Sickles house is on the smaller end of the parcel, and to add the attached garage would go into his side setback. Mr. Ilgner stated that Mr. Sickles already had approval from one neighbor that he spoke with, as it is his son-in-law.

Action: A motion to forward this to a Public Hearing was made by Mr. DiBella, with a second from Mr. Wadnola; all in favor.

Russell Oakes- Area Variance

Russell Oakes appeared on behalf of the application for an area variance at 734 Ulster Landing Road to place a double-wide manufactured home on the parcel where an existing single-wide manufactured home is on George Castigliones property. In existence is a 10' x 55' mobile home with an extension, but he would like to place a 40' x 24' double-wide with an 8' x 30' back porch instead. The lot is pre-existing, non-conforming, and Mr. Sickles would need a 25 foot rear area variance to place the double-wide on this lot.

Action: A motion to forward to a Public Hearing was made by Mr. Wadnola, with a second from Mr. Ilgner; all in favor.

Wayne Zimmerman – Area Variance

Wayne Zimmerman appeared on behalf of the application for an area variance to have a gazebo within his front setback at 24 Harwich Street in Kingston. Mr. Zimmerman stated that if he pushed the gazebo back further into the yard, he would cut-off the stairs going off of his deck and if he pushed it further to the side, it would create a side setback issue. Mr. Zimmerman stated that if he set it up in front of his garage, it would take away green space in his backyard, which he uses for entertainment. Mr. Zimmerman would need a 7 foot side variance to keep the gazebo in the proposed location.

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Action: A motion to forward to a Public Hearing was made by Mr. Wadnola, with a second from Mr. Carlson; all in favor.

A discussion regarding the approval of a Change of Use Variance for Keith Hughes followed. Mr. Hughes was granted a Change of Use Variance to conduct auctions in a Highway Commercial Zone, in the month of April, with conditions that were not met, and was still was conducting auctions at his location at 2530 Route 9W during the month of May and June, causing an Order to Remedy to be issued. A motion to forward this to a Public Rehearing was motioned by Mr. Ring, with a second from Mr. Carlson; all in favor.

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

Respectfully Submitted,
Gabrielle Perea
Zoning Board Secretary