

ZONING BOARD OF APPEALS APRIL 2, 2008

The regular monthly meeting of the Zoning Board of Appeals was held Wednesday, April 2, 2008 at 7:00 p.m. at the Town of Ulster Town Hall Lake Katrine, NY 12449.

Present:

John Crispell

Donald Wise – arrived after Public Hearing of David Brink

Karen Markisenis

Robert Porter –Chairman

A motion to approve the minutes was made by Mr. Crispell and seconded by Mrs. Markisenis with all in favor.

A motion to open the Public Hearing was made by Mr. Crispell and seconded by Mrs. Markisenis.

Davis Brink- Public Hearing

Mr. David Brink appeared on behalf on the application to keep two existing structures in the rear setback after a subdivision. Mr. Brink states he is doing a lot line revision and would like to keep the existing buildings at their original location. The lot line revision will separate his house from the trailer park that he owns. No one appeared to oppose the variance.

Action: A motion to grant the variance was made by Mr. Crispell and seconded by Mr. Porter with all in favor.

A motion to hold the Public Hearing for Ulster Hose # 5 at the end of the meeting was made with all in favor.

Dena Marie Plaza- Preliminary Hearing

Craig Tripp and David Kaplan appeared on behalf of the application for signage. Mr. Tripp states the site is 22 acres. If the signage is built within the Town Code it would not be visible because of the way the site is situated. The applicant is requesting variances for 8 wall signs. the largest request is for 100 sq ft the smallest is 50 sq ft. The pylon signs that are on the site will remain with no plans for addition square footage. Mr. Wise states that Barnes and Noble was granted a variance for square footage and the signage does not stand out.

Action: A motion to hold over for a Public Hearing was made by Mr. Wise with a second by Mr. Crispell with all in favor. The application will be forwarded to the Ulster County Planning Board.

Ronald Durling & Arlene Bonelli

Ronald Durling appeared on behalf on the application for a variance to create two undersized lots. The existing lot belonged to Mr. Durling's father and has two dwellings

on it at this time. The applicants would like to separate the dwellings giving one lot to each of the applicants. Each house has its own septic system they share a well.
Action: A motion to hold over to a Public Hearing was made by Mr. Wise and seconded by Mr. Crispell with all in favor.

Ulster Hose #5- Public Hearing

Mr. James McKenzie appeared on behalf of the application for a variance for an animated sign. Mr. McKenzie states the sign is used for community announcements, it is never used to promote outside businesses. The applicant would also like to display time and temperature. Mrs. Markisenis states she finds the sign hard to read; the old sign was easier to read. Mr. McKenzie states the size of the lettering depends on the length of the message. Mr. David Brink states he feels the new sign looks much better than the old sign. The application was sent to the Ulster County Planning Board; the recommendation was to restrict the sign to static mode and not advertise any off-site events.

Action: A motion to grant the variance with the restriction of static mode only was made by Mr. Crispell and seconded by Mr. Wise, all were in favor

TOWN OF ULSTER ZONING BOARD OF APPEALS NOTICE OF DECISION

WHEREAS, Ulster Hose #5 830 Ulster Avenue Kingston, NY 12401 Zone HC, has requested a Use variance for Tax Map Parcel # 48.58-6-5.

WHEREAS, The applicant seeks a variance for an animated sign on the site 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 April 2, 2008 and,

WHEREAS, and, on March 5, 2008 the Ulster County Planning Board recommended that the variance require modifications; and,

WHEREAS, the members of the Zoning Board of Appeals have determined that the surrounding area consist of commercial uses 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 with the condition that the animated sign is kept in static mode and only advertise events of nonprofit organizations.

Motion by Mr. Crispell Second – Mr. Wise

Roll Call Vote:

Mr. Wise -yes

Mr. Crispell -yes

Mrs. Markisenis-yes
Mr. Porter - yes

Variance granted on April 2, 2008

Meeting adjourned 7:30

Respectfully Submitted,
Mary Secreto
Zoning Secretary