

Town of Ulster
Zoning Board of Appeals
October 7, 2009

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on October 7, 2009 at 7:00 P.M.

Present:

John Crispell

Donald Genther

Karen Markisenis

Donald Wise

Robert Porter - Chairman

A motion to approve the minutes from the September meeting was made by Mr. Genther and seconded by Mrs. Markisenis. All were in favor.

Quick Lane Public Hearing

Donald Brott appeared on behalf of the application for an area variance for a wall sign. Mr. Brott states the applicant is moving forward with site plan approval and has designed a master sign plan for the site that will be reviewed by the Planning Board later this month. Mr. Brott states that the wall sign is in proportion with the facade of the building and is needed to identify the Quick Lane. No one appeared to oppose the variance. A short discussion followed with the board members agreeing the sign was needed on the site.

Action: A motion to approve the wall sign was made by Mr. Genther and seconded by Mr. Crispell. All were in favor.

WHEREAS, Johnson Ford LLC has requested an area variance for property located at 124 Route 28 Kingston, New York 12401 in the HC Zone and identified on the Town of Ulster Tax Map as parcel # 48.14-1-29

WHEREAS, The applicant seeks a variance from § 190-33.B.9.(a) of the Zoning Local Law to permit a wall sign that will be 166 square feet.

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 October 7, 2009; and

WHEREAS, on August 5, 2009, the Ulster County Planning Board recommended that the variance relative to the signage be rejected; and

WHEREAS, members of the Zoning Board of Appeals have determined that (1) the surrounding area primarily consist of commercial uses;(2) the wall sign will help guide the public to the correct building on the site

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.

White Castle - Public Hearing

Mr. Michael Moriello & Marc Pilotta appeared on behalf of the application for a variance to obtain a second sign on the site. Mr. Moriello states the applicant feels the second sign on the site is important identification sign; a representative from Bohler Engineering presented the sign plan to the Board showing what the proposed sign will look like. The sign will be lowered from 35' to 20'. The County Planning Board has not yet reviewed the project. A discussion on the sign and the ability to vote on the matter followed.

Action: A motion to hold open the Public Hearing was made by Mr. Genther with a second from Mr. Crispell; all were in favor.

Alex Catchpoole – Preliminary Hearing

Alex Catchpoole appeared on behalf of the application for a 6' fence in the front setback. Mr. Catchpoole states a permit was issued for the fence; during the installation a decision was made to raise part of the fence to 6' for privacy and sound issues as the living room windows face the street. Mr. Catchpoole submitted photos to the Board.

Action: A motion to hold over to a Public Hearing was made by Mr. Crispell with a second from Mr. Genther. All were in favor.

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

Respectfully Submitted,

Mary Secreto
Zoning Secretary