

Town of Ulster
Zoning Board of Appeals
March 5, 2014

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 5, 2014 at 7:00 P.M.

Present:

George Carlson

John Crispell-

Arnold Jacobsen

Elizabeth Kyriacou

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

Richard Scherr – Preliminary Hearing

Richard Scherr appeared on behalf of the application for an area variance in the side setback for an addition. The lot is in an R-60 zone but is very small. No one in the area has a 30' side setback. Mr. Scherr would like to construct a small addition to a seasonal home that will be 5' into the side setback.

Action: A motion to forward to a Public Hearing was made by Mrs. Kyriacou with a second from Mr. Crispell with all in favor.

Men's Warehouse– Public Hearing

Mrs. Kyriacou motioned to open the Public Hearing.

Joe Beichert appeared on behalf of the application for an area variance for a wall sign.

Mr. Beichert stated the applicant has agreed to reduce the wall sign to 152'7".

Action: A motion to approve the request for a wall sign that will be 152' 7" was made by Mr. Crispell with a second from Mrs. Kyriacou with all in favor.

WHEREAS, Timely Signs for Men's Warehouse, 400 Kings Mall Court Kingston New York 12401, Zone RC, has requested an area variance for Tax Map Parcel # 48.42-3-4 and

WHEREAS, The applicant seeks a variance for signage that exceeds the square footage allowed 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 7:10 P.M. on March 5,2014 and,

WHEREAS, no one appeared at the Public Hearing to oppose the variance; and

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WHEREAS, The members Zoning Board of Appeals have determined that the surrounding area primarily consist of retail uses and the variance is minor; therefore,

BE IT RESOLVED that a variance of 52'7" for a Men's Warehouse wall sign on the front facade is granted.

Saxon Signs for Panera Bread – Public Hearing

Terry Meissmer appeared on behalf of the application for a 13' wall sign (drive-thru). Mr. Meissmer reviewed the request, showing directional signs that will be placed on site along with the wall sign. A motion to open the Public Hearing was made by Mr. Crispell. After a short discussion on the site it was decided to wait for the Ulster County Planning Board comments. The applicant will appear next month.

Ulster Hose #5- Preliminary Hearing

Jason Kovacs reviewed the request with the Board stating the applicant would like to subdivide the property to create a training center. The lots will have separate owners; one the Fire Company the other the Fire District. One lot will be undersized and the existing structure will be in the rear setback.

Action: a motion to move to a Public Hearing was made by Mr. Crispell with a second from Mrs. Kyriacou

A motion to adjourn was made by Mr. Crispell with a second from Mr. Jacobsen; all were in favor.

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