

Zoning Board of Appeals
May 7 2014

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

Present:

John Crispell

Arnold Jacobsen

Fred Wadnola

George Carlson – Chairman

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

Richard Scherr– Public Hearing

Mr. Jacobsen motioned to open the Public Hearing.

Mr. Scherr appeared on behalf of an application for an area variance in the side setback for an addition. Mr. Scherr reviewed his request with the Board showing them a drawing of what the house will look like when completed. Mr. Scherr stated that he had the property surveyed after he purchased it and found out the property was smaller than represented at the time of purchase. The parcel is in an R-60 Zone therefore the side setback is 30'; most properties in the area are small and none would meet the 30' setbacks. Mr. Scherr stated that a new deck will encroach the 30' setback by approximately 4.5'; the house 3.5'. The neighboring house will be over 20' away from the new addition. Mr. Crispell explained what a setback is to Ms. Cornacchia the adjoining neighbor. Ms. Cornacchia stated she did not have a problem with the addition. Mr. Carlson motioned to close the Public Hearing and vote on the request at the June meeting. All were in favor.

Juergen Beneke – Preliminary Hearing

Mr. Beneke appeared on behalf of the request to convert an existing barn to an office and storage for an internet business. Mr. Beneke stated he purchased the parcel in 2005 and has been trying to sell it for the last three years; at this time the listing price is \$75,000 less than the purchase price. Mr. Beneke has recently started a new online business and would like to use a barn on the property as an office and storage for the business. There would be no retail sales or signage on site. If allowed Mr. Beneke would not have to rent space. A short discussion on the business and how it will operate followed.

Action: A motion to move to a Public Hearing in June was made by Mr. Crispell with a second from Mr. Wadnola. All were in favor.

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Timely Signs for Ulster Properties LLC – Preliminary Hearing

Ozzie Beichert appeared on behalf of the application for a wall sign for the Village Apothecary; a tenant of the MGMH Medical Building. Mr. Beichert stated the Apothecary will be on the first floor of the medical building with their own entrance, the signage is needed to identify the tenant. The parcel is in an OM Zone and only allows 50 sq ft of wall signage; the Medical Group sign is 50 sq ft. Mr. Beichert reminded the Board that the other side of 9W is zoned RC therefore they are allowed 100 sq ft of signage.

Action: A motion to move to a Public Hearing in July and forward to the Ulster County Planning Board was made by Mr. Carlson with a second from Mr. Crispell. All were in favor.

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