

Town of Ulster  
Zoning Board of Appeals  
November 2, 2016

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on November 2, 2016 at 7:00 P.M.

Present:

John Crispell

Geoffrey Ring

Fred Wadnola

George Carlson – Chairman

A motion to approve the minutes from the October 4th was made by Mr. Ring with a second from Mr. Crispell with all in favor.

**Begnal Motors – Public Hearing**

A motion to open the Public Hearing was made by Mr. Crispell with a second from Mr. Ring with all in favor.

Dennis Larios appeared on behalf of the application for 2 additional freestanding signs, a 2<sup>nd</sup> monument sign and wall signs. A Fiat sign will be 3' from the property line but 57' from Rt. 28, a Certified Preowned sign will be 124' from the property line and 170' from Rt. 28. The Directional Monument sign will be 3' from the property line and 51' from Rt. 28. The total square footage for the 9 wall signs equal 221 square feet. No one appeared against the request. A short discussion on the elevation of the site and where the building will be located on the site. A motion to close the Public Hearing was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

**Action:** A motion to approve the request for additional freestanding signs as shown on page 21 A of the Site Plan was made by Mr. Ring with a second from Mr. Crispell with all in favor. A motion to approval the request for wall signage as shown on page 21A of the site plan was made by Mr. Crispell with a second from Mr. Ring with all in favor.

**Fallon/Simmons - Public Hearing**

A motion to open the Public Hearing was made by Mr. Ring with a second from Mr. Crispell with all in favor.

**Linda Fallon appeared on behalf of the application for an area variance for an Amish Barn/Garage.** Ms. Fallon is requesting a 4' variance in the side setback. The garage is 22'x30'. The property is 50'x 100' and a water line runs through the front. There is limited space to place a garage. The neighbors on one side have signed off on the location. Letters opposing the request have been submitted to the Board from the tenants and owner of the cabin that is located on the adjoining parcel. A short discussion of the site and the proximity of the railroad tracks to the parcel. No one appeared against the request. A motion to close the Public Hearing was made by Mr. Crispell with a second from Mr. Ring with all in favor.

**Action:** A motion to grant the request for a 4' variance in the side setback for a garage was made by Mr. Crispell with a second from Mr. Ring All were in favor.

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**Christiana - Preliminary Hearing**

Paul Christiana appeared on behalf of an application to decrease the front setback from 30' to 10' setback. The lot is a flag lot with an existing warehouse. The flag portion of the lot is 153' in length. Mr. Christiana stated he is requesting the variance so he can have a larger back yard.

**Action:** A motion to hold over to a Public Hearing was made by Mr. Crispell with a second from Mr. Ring with all in favor.

**Heartwood LLC**

Mr. Ring stated he would like to amend the decision for Heartwood LLC to include Saturday Hours. After a short discussion it was decided to amend the decision to allow the Saturday hours to 9AM to 6PM.

**Action:** A motion to amend the decision approved on October 5, 2016 for Heartwood LLC to include the hours of 9AM to 6PM was made by Mr. Crispell with a second from Mr. Ring with all in favor.

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

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