

Town of Ulster
Zoning Board of Appeals
September 7, 2016

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

Present:

John Crispell

Bryan Ilgner

Geoffrey Ring

Fred Wadnola

George Carlson – Chairman

A motion to approve the August minutes was made by Mr. Wadnola with a second from Mr. Ring with all in favor.

343 Cascade Drive Public Hearing

The Public Hearing was opened.

Julia Quagliano appeared on the behalf of an application for an area variance to place a shed in the rear and side setback. Ms. Quagliano stated that when she replaced her old shed she was not aware of the setback requirements. Her shed is approximately 2' from both property lines. Mr. Ferrara an adjoining neighbor stated he was against the variance, he stated there was a water line near the location of the shed.

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 approve the variance for a shed that will be 2 feet from the side and rear setback was made by Mr. Wadnola with a second from Mr. Ilgner with all in favor.

WHEREAS, Julia Quagliano 343 Cascades Drive Kingston, New York
Zone R-10, has requested a area variance for Tax Map Parcel # 39.68-3-12 and

WHEREAS, the applicant seeks an area variance to place a shed that will be 15 feet into the rear and side setbacks:

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 September 7 ,2016 and,

WHEREAS, a neighbors concerns were heard at the Public Hearing; and,

WHEREAS, under section 239.m of General Municipal Law the County of Ulster Planning Board has no jurisdiction: and,

WHEREAS, the members Zoning Board of Appeals have determined that the variance will not adversely affect the neighborhood.

BE IT RESOLVED that an area variance be granted for a shed in the rear and side setback.

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Begnal Motors

Joseph Mihm appeared on behalf of the application for Begnal Motors. The applicant is requesting a variance for 2 additional freestanding signs, a 2nd monument sign and wall signs. The Fiat sign will be 3' from the property line but 57' 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. Mr. Mihm reviewed each sign with the Board. The distance of from the structure to Rt. 28 is 98'. A short discussion of the site followed.

Action: A motion to schedule a Public Hearing was made by Mr. Ring with a second from Mr. Wadnola with all in favor.

Big Matt/ Further Fitness

Mr. Kovacs explained why the applicant was requesting a Use Variance. Maribel Torres reviewed the request for a personal training facility. In 2011 the property received a Use Variance to convert the existing Fitness Center to an office manufacturing use. The variance expired as the building was never converted. Ms. Torres stated the building is ready to move in; the only thing that is needed is fitness equipment.

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

Heartwood LLC

Megan Offner and Paul Christiana appeared on behalf of the application for a Use Variance. The applicant would like to convert a contractor's storage yard to a woodwork shop. Ms. Offner stated the building would be insulated so the noise would be minimal; most of the work is completed inside the building. Wood is delivered once a month, there are 3 employees. They meet with clients once a week. After a short discussion the Board moved to schedule a Public Hearing.

Action: A motion to schedule a Public Hearing for September 20th was made by Mr. Crispell with a second from Mr. Wadnola with all in favor.

Mr. Christiana discussed a possible subdivision of the property with the Board stating he would need a Front Yard Variance. The Board referred Mr. Christiana to the Building Department for application.

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