

Town of Ulster Zoning Board
January 6, 2010

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on January 6, 2010 at 7:00 P.M.

Present:

John Crispell

Donald Genther

Robert Porter

Elizabeth Kyriacu

Karen Markisenis –Chairwoman

Mrs. Markisenis introduces the old members of the board and welcomes Elizabeth Kyriacu to the board. The minutes of the December meeting will be approved at the February meeting.

A motion to open Preliminary Hearings was made by Mr. Crispell with a second from Mr. Genther. All were in favor.

August Hof – Preliminary Hearing

Mr. Hof appeared on behalf of his application for an area variance. Mr. Hof states he would like to build an addition on his home but will need to extend the house 3 feet into the front setback. He has looked at a number of options but because of his septic system his options are limited. There will be 23' between the road and the addition. The Board reviewed a drawing of the proposed addition. A motion to schedule a Public Hearing was made by Mr. Porter with a second from Mr. Genther. All were in favor.

GNS Group for Brutus LLC – Preliminary Hearing

Barbara Fitzgerald appeared on behalf of the application for a 2nd freestanding sign. Ms. Fitzgerald states the applicant would like to place a second freestanding sign at the new Kia dealership. There is currently a freestanding sign on the parcel that is LED on one side. The message faces the South therefore if someone is coming from the North the sign cannot be seen. The site is unusual as the entrance is off of Old Neighborhood Road and you can only access Old Neighborhood from the South or by cutting

through the Staples parking lot. The proposed sign will be oval and will stand 20' in height. The Board reviewed the placement of the sign as shown on drawings provided by the applicant. Mrs. Markisenis states the application will need to go the Ulster County Planning Board for review as it is on a state road. A motion to hold over to a Public Hearing was made by Mr. Genther with a second from Mr. Crispell; all were in favor.

A motion to adjourn was made by Mr. Porter with a second from Mr. Genther. All were in favor.

Respectfully Submitted,
Mary Secreto