

Town of Ulster Zoning Board  
March 3 2010

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 3, 2010 at 7:00 P.M.

Present:

John Crispell

Donald Genter

Robert Porter

Elizabeth Kyriacu

Karen Markisenis –Chairwoman

A motion to open Public Hearing for Z-257 Brutus LLC was made by Mr. Genter with a second from Mr. Porter. All were in favor.

Brutus LLC – Public Hearing

Nancy Forrest appeared on behalf of the application for a 2<sup>nd</sup> freestanding sign. Ms. Forest stated the 2<sup>nd</sup> sign is need to help guide customes to the site as there is no entrance to the site from 9W South. To get to the site you need to cut through a parking lot. The sign that is currently on the site is one sided and cannot be seen from the South. Mrs. Markisenis questions if the current sign could be refurbished so it could be seen from both directions. Ms. Forrest states it could not. A short discussion on the signage that is currently on the site followed. Mrs. Markisenis asked if the address be placed on the on the new sign; Ms. Forest stated yes.

A motion to approve the request as applied for with the addition of an address was made by Mr. Porter with a second from Mr. Genter. A roll call vote was taken:

WHEREAS, Brutus LLC 400 Old Neighborhood Road Kingston NY 12401 Zone RC, has requested an Area variance for Tax Map Parcel # 48.7-1-12.200; and

WHEREAS, The applicant seeks a variance for an additional freestanding sign on the site 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 7:00 P.M. on March 3, 2010 and,

WHEREAS, and, on February 3, 2010, the Ulster County Planning Board recommended that the variance relative to the signage be rejected; and,

WHEREAS, the members of the Zoning Board of Appeals have determined that the entrance to the parcel is unique and therefore;

BE IT RESOLVED as follows that the Zoning Board of Appeals hereby overrides the Ulster County Planning Board's recommendation regarding signage and hereby approves the signage variance as requested by the applicant with the addition of a site address.

Mr. Genter – yes

Mr. Porter – yes

Mr. Crispell – yes

Mrs. Kyriacou – yes

Mrs. Markisenis – no

Mrs. Markisenis stated she knows the site is in a tricky location but feels it does not need a second sign as there is no undue hardship.

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

Respectfully Submitted,  
Mary Secreto