

Town of Ulster  
Zoning Board of Appeals  
August 3, 2011

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on August 3, 2011 at 7:00 P.M.

Present:

John Crispell

Donald Genter

Robert Porter – Acting Chairman

Arnold Jacobsen

A motion to approve the minutes from the July meeting was made by Mr. Genter and seconded by Mr. Crispell. All were in favor.

### **Public Hearing**

A motion to open the Public Hearing was made by Mr. Crispell with a second from Mr. Genter

### **Romeo Chevrolet – 1665 & 1673 Ulster Avenue**

Richard Praetorius and Bruce Utter appeared on behalf of the applications for 2 area variances for signage. Mr. Praetorius reviewed the request with the Board stating that the original request was for 44.6 sq ft and 164 sq ft. The actual size of the Buick sign will be 42.08 sq ft and the Chevrolet sign will be 140.3 sq ft. The zoning on this parcel is OM; the largest sign the applicant may have is 50 sq ft. The opposite side of the street is zoned RC; they can have a sign that is 100 sq ft. Mr. Praetorius goes on to state that the applicant is only placing signage on 1 side of the building; they can by code put signage up on all sides. No one appeared for or against the variance. The Board reviewed the site with Mr. Praetorius. Mr. Praetorius stated you will see the monument sign, come into the site and then go to the appropriate building. Mr. Porter reviewed the County Planning Board decision with the Board stating that the County disapproved the variance request; to override the applicant will require 4 votes approving the request. Mr. Porter stated that there is a letter in the file stating that these signs comply with the national standard for GMC.

**Action:** A motion to grant the variances requested was made by Mr. Crispell with a second from Mr. Genter. A roll call vote was taken with all in favor.

**Big Matt Associates, Inc.- 38 Old Sawkill Road**

Nadine Carney and Pat Simmons appeared on behalf of the application for a Use Variance. The applicant would like to change the use of a former fitness center to an office manufacturing use; this site previously received a use variance for the fitness center. The applicant will change the existing building to an office building and add a garage that will be used for storage of classic cars. The new use will be a lesser impact on the neighborhood as there will be less traffic and the impact on the septic system will be less. At this time there are no tenants for the office space. The signage will remain the same. A short discussion about the site and septic system followed. The request will need to be forwarded to the County Planning Board as the site is 500' from a county road.

**Action:** A motion to schedule a Public Hearing for the October meeting was made by Mr. Crispell with a second from Mr. Genter; all were in favor.

**Don Mackenzie – 1015 Rt. 213**

Nadine Carney appeared on behalf of the application for an area variance for fence height. Ms. Carney explains the applicant is requesting a variance for a fence that will surround his property that in some areas will be up to 13' in height. In some areas there will be a stone retaining wall with the fencing on top of the wall. In these areas the fencing will be approximately 13' high from the street line. From the inside of the site the fence will be approximately 9' high. Once the variance is granted the applicant will appear before the Planning Board.

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

Respectfully Submitted,

Mary Secreto  
Zoning Secretary