

Town of Ulster  
Zoning Board of Appeals  
July 6, 2011

The regular monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on July 6, 2011 at 7:00 P.M.

Present:

John Crispell

Donald Genter

Robert Porter

Elizabeth Kyriacou

Karen Markisenis

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

### **Public Hearing**

#### **Edgewater Development – 505-599 Boices Lane**

A motion to open was made by Mr. Porter with a second from Mrs. Kyriacou; all were in favor.

Chris Zell appeared on behalf of the application for variance request of 2' with in the side setback. The parcel now has a property line that runs through the building and the applicant would like to correct this problem and adjust the lot line to go between 2 existing buildings; this will require the variance as there is not 10' between the buildings on the side. No one appeared against the variance.

**Action:** A motion approve the variance was made by Mr. Porter with a second from Mr. Crispell; all were in favor.

WHEREAS, Edgewater Development, 505-519 & 521-599 Boices Lane Kingston, New York 12401, Zone OM, has requested front setback variance for Tax Map Parcel # 48.7-2-37.100 & 37.200 and

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WHEREAS, The applicant seeks a variance to be able to subdivide with an existing building 2 feet in to the side setback 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 July 6, 2011 and,

WHEREAS, no one appeared at the Public Hearing; and;

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

WHEREAS, The members of the Zoning Board of Appeals have determined that the variance will have a minor effect on the vicinity and, therefore,

BE IT RESOLVED that a 2-foot variance in the side setback is granted.

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

Richard Praetorius and Bruce Utter appeared on behalf of the applications for 2 area variances for signage. A variance of 4.6 sq ft is requested for the Buick Dealership and one for 164.3 sq ft for the Chevrolet Dealership. Mr. Praetorius stated that the buildings are 225' off of the right of way. The maximum allowed signage is 50 sq ft; the applicant feels this is too small for such a large building. The signs will be internally lit and the lights on the site will dim after the dealership closes at night. The Board reviewed plans for the signage showing the size that is required and the size requested. Mrs. Markisenis stated she would like to see if there was signage in the middle of what is required and what is requested. Mr. Crispell stated he felt the signage needed to be big enough to read from the roadway. Mrs. Kyriacou stated she did not think the requested signage was too big based on the size of the building and the distance from the road. Mr. Praetorius stated he would find out if there were any other sizes available.

**Action:** A motion to schedule a Public Hearing for the August meeting was made by Mrs. Kyriacou with a second from Mr. Porter with all in favor.

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

Respectfully Submitted,

Mary Secreto  
Zoning Secretary