

Town of Ulster
Zoning Board of Appeals
August 11, 2021

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Russell Brott Senior Center at 1 Town Hall Drive in Lake Katrine, NY on August 11, 2021, at 7:00 P.M.

Present:

Lois Smith

Kevin Reginato

Robert Porter – Chairman

Andi Turco-Levin

Steve Shultis

Roll call.

A motion to approve the minutes from the July 2021 meeting was made by Chairman Porter, with a second from Mrs. Turco-Levin; all in favor with a roll call vote.

PRELIMINARY HEARING

Ashley Home Store – Z-410

501-799 Frank Sottile Boulevard

Kingston, NY 12401

SBL: 48.8-1-34.210

Zone: RC

Area Variance to allow a 399 sf wall sign

Maria Rotundo, Lite Brite Signs, appeared before the Board on behalf of an application for Ashley Homestore to allow a sign larger than the one-hundred square foot (100 sf) maximum façade signage allowed in that Zone.

Mrs. Rotundo stated that the sign they are proposing is on the south elevation so it can be visible from Frank Sottile.

The allowed square footage in this zone is one square foot per one linear foot or a maximum of one-hundred square feet (100 sf.)

Mr. Tutt explained that in 2005 Gander Mountain had received a variance of one-hundred and thirty-six square feet (136 sf) for their sign on the same elevation.

There was a brief discussion on brick and mortar stores requiring visible signs and how to keep applicants happy by having the signs visible, but not overly large.

The Board agrees to ask the applicant to submit examples of the proposed sign and varying square footages (100 sf, 200 sf, 300 sf, and the proposed 399 sf) so the Board can look at the options.

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Since Gander has left, it has the capability of being split into two (2) more stores and both stores would want to occupy a portion of that shared wall, so the Board is taking that into consideration.

There was a brief discussion about Raymour & Flanagan's sign, which was grandfathered in at the square footage since they replaced the sign Toys-R-Us had.

Action: A motion to forward the project to a public hearing was made by Mrs. Turco-Levin, with a second from Mr. Reginato; all in favor with a roll call vote.

Automotion / Tristen Mazzone – Z-411

888 Ulster Avenue

Kingston, NY 12401

SBL: 48.50-5-14

Zone: HC

Area Variance to allow a building 5' from the side property line (variance of 5' requested)

Tristen Mazzone, Automotion Auto Sales, appeared before the Board of behalf of his application to construct a thirty-one hundred and fifty square foot (3,150 sf) office building five feet (5') from the side property line.

Mr. Mazzone explained that they would be demolishing the existing building and constructing the new one in the same location, but since the structure is expanding, it triggered the requirement of an area variance.

Chairman Porter asked what the property in the rear was used for and Mr. Mazzone stated it was used for the storage of the vehicles. Mr. Mazzone explained that in order to maintain road frontage, the building must be in the proposed location. If he moves the building to any other location, you will not be able to see it from Ulster Avenue and he does not want the property to just look like a car lot.

Action: A motion to forward the project to public hearing was made by Mr. Shultis, with a second from Chairman Porter; all in favor with a roll call vote.

A motion to adjourn was made by Ms. Smith, with a second from Chairman Porter; all in favor.

Respectfully Submitted,
Gabrielle Perea
Zoning Board Secretary