

Town of Ulster  
Zoning Board of Appeals  
February 20, 2018

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on February 20, 2018 at 7:00 P.M.

Present:

Lois Smith  
Brian Ilgner

Renato DiBella  
Geoffrey Ring – Chairman

Absent:

Frederick Wadnola

Roll call.

A motion to approve the minutes for last month was made by Mr. Ilgner with a second from Mr. DiBella; all in favor.

## **PUBLIC HEARING**

### **Fred Drake on behalf of Antoinette Damour – Area Variance**

No one initially appeared on behalf of the application for an Area Variance to extend his existing garage located at 26 Indian Springs Road into the side setback. There was a motion to open the Public Hearing. No one appeared in opposition of the project. There was a motion made by Ms. Smith and seconded by Mr. DiBella to close the Public Hearing. There was a brief discussion amongst the Board. Mr. Drake appeared after the Board made their decision and requested the Board go through the motions again.

**Action:** A motion to grant an 8 foot variance in the side setback was made by Mr. Ilgner, with a second from Mr. DiBella; all in favor.

## **PRELIMINARY HEARING**

### **Patel's Kingston Lanes – Use Variance for a Digital Sign**

No one appeared on behalf of the application to have a digital sign to be located at 644 East Chester Street Bypass. The Boards discussed how it went before the Ulster County Planning Board as it is located on State Route 9W and also has scrolling capabilities. There was a discussion amongst the Board regarding the allowance of digital signs in the Town of Ulster, as the County is generally against digital signs that scroll since it is not an allowed use in our Municipality. It was mentioned that our sign ordinance needs to evolve as the employers and businesses evolve, so as to make businesses more inviting.

**Action:** A motion to forward this project to a Public Hearing was made by Mr. Ring, with a second from Mr. Ilgner; all in favor.

A motion to adjourn was made by Mr. Ilgner, will a second from Mr. Ring; all in favor.

Respectfully Submitted,  
Gabrielle Perea  
Zoning Board Secretary