

Town of Ulster  
Zoning Board of Appeals  
January 3, 2018

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on January 3, 2018 at 7:00 P.M.

Present:

Lois Smith

Brian Ilgner

Geoffrey Ring – Chairman

Renato DiBella

Frederick Wadnola

Roll call.

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

Motion to vote Gabrielle Perea for Secretary was made by Mr. Ring, with a second by Mr. Ilgner, with all in favor.

### **Meineke – Use Variance for a Sign**

Joeseph LaManna appeared on behalf of the application for a Use Variance to have a scrolling digital message board sign. The project was forwarded to the County for comments in December and the Public Hearing had already been opened and closed at the November meeting. Mr. LaManna stated that he will not use the scrolling, but will use the message changing feature. There will be a 30 second minimum delay between the changing screens. It was stated that digital signs are not allowed in the Town of Ulster due to certain ordinances, but the Town has chosen to adopt some digital signage with parameters. Mr. Ring stated that he recommends approval with the following conditions: there will be an auto dimmer so the sign will dim at night, there will be no scrolling, and the message will not change sooner than at 30 second intervals.

**Action:** A motion to override the County recommendation and approve the Use Variance was made by Mr. Ring, with a second from Mr. Ilgner; all in favor.

### **PRELIMINARY HEARING**

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

Frederick Drake appeared on behalf of Antoinette Damour for an Area Variance to extend his existing garage located at 26 Indian Springs Road. Mr. Drake stated that the house had sat vacant for a while and the prior owner allowed the house to go into disrepair. Mr. Drake stated that the garage is a “run down closet” with the back portion of the garage used as a make-shift utility room. Mr. Drake had his architect walk through the building with him and his architect informed Mr. Drake that the concrete under the garage needed to be repaired. Research on the existing property survey was done,

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showing that there was currently seventeen and a half (17.5) feet from the garage to the existing side property line, to which Mr. Drake would like to cut down to eight (8) feet (an area variance of ten (10) feet.) Mr. Drake stated that he would like to have room for a car and a lawnmower and children's toys, should they ever choose to sell the home at a later date to a family. Mr. Drake spoke with the neighbors on the side that he would be building the garage, and they approve of the project. Mr. Ring stated that the Board did receive a consent letter from that neighbor stating it was they have no issues with the project. Mr. Drake explained that the neighbors are happy that they are working on the house and will be repairing a shared fence between the properties as well as taking down a shed that was on the neighboring property.

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

### **PUBLIC HEARING**

#### **Tiano – Use Variance**

The Use Variance had been approved at December's Public Hearing, but unbeknownst to the Board, the Public Hearing had been omitted in error for posting in the Daily Freeman. To keep consistent with laws, the Public Hearing was posted on December 19, 2017 in the Daily Freeman. The Public Hearing was re-opened, and no one appeared in opposition to the project. The Public Hearing was closed.

**Action:** A motion to approve the Use Variance, with the same stipulations as the prior month was made by Mr. Ilgner, with a second from Mr. Wadnola; all in favor.

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

Respectfully Submitted,  
Gabrielle Perea  
Zoning Board Secretary