

Town of Ulster
Zoning Board of Appeals
June 6, 2018

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on June 6, 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. Ilgner with a second from Mr. Wadnola; all in favor.

PUBLIC HEARING

Troy Ashdown – Area Variance

Troy Ashdown appeared on behalf of an application for a two (2) foot variance to allow a six (6) foot fence in his front setback off of Neighborhood Road. Mr. Ring opened the Public Hearing. Mr. Ashdown reiterated that his backyard abuts Neighborhood Road and that he has a six (6) year old daughter and he is not comfortable with his backyard open to a busy road with traffic. Mr. Ashdown has hedges that run along the side of his property and he would like the fence to protect his daughter and give his family some privacy when they sit in their backyard. The Board told Mr. Ashdown to make sure that, if approved, he kept his fence out of the right-of-way, to which he stated it will be at least thirteen (13) feet beyond the right-of-way. Mr. Ring closed the Public Hearing.

Action: A motion to approve the two (2) foot area variance for his fence was made by Ms. Smith, with a second from Mr. DiBella; all in favor.

PRELIMINARY HEARING

Sunset Gardens - Area Variance

Joseph Hurwitz (architect) and Isaac Horowitz (E&M Management) appeared on behalf of Sunset Gardens (45 Birch Street, in Kingston, NY located in an R10 Zone), for the application submitted to allow an additional building with thirty-three (33) more apartments. Mr. Hurwitz explained that there is a recessed area within Sunset Gardens currently, and they would like to build a mirror image of one of the existing buildings there. Mr. Hurwitz stated that his client was interested in possibly making the proposed building three (3) stories so that all of the buildings may have the same height, but that they are not set on anything. Mr. Hurwitz and Mr. Horowitz wanted to get the Boards feel on acceptance before they appeared before the Planning Board for this project, as the Zoning Board would have to approve a use variance to allow for another multi-dwelling unit in an R10 zone, and also for an area variance to allow for additional parking for said units.

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The Board stated that while it was visually acceptable, the density is already exceeding the allowed density by code, so it increases the non-conformity. Due to the requested increase in non-conformity, a special permit and a density waiver is necessary.

Mr. Hurwitz explained that currently the new owners of Sunset Gardens, E & M Management, are in the process of trying to consolidate the laundry rooms, and place them all where the gym was. Once they consolidate, they are looking to build more one bedroom apartments in the existing basements, creating approximately nine (9) more apartments. The owners are also looking into building a one-hundred thousand dollar (\$100,000) playground for the kids that currently live there.

Mr. Hurwitz stated that he suspects minimal impact to parking as he was there at approximately six-thirty at night (6:30 pm) and there were plenty of vacancies in the parking lots. Mr. Hurwitz also explained that the new building is going to be low to moderate income housing, like the rest of the complex.

The Board requested more information on the project and asked the applicant to come back at a later date with the requested documentation.

Action: There was no action taken.

DISCUSSION

Proposed Law on Digital Signs

A motion to approve the proposed digital sign law and refer it to the Town Board for approval was made by Mr. Ring, with a second from Ms. Smith; all in favor.

Proposed Law on Shipping Containers

There was a request made by the Town Board to have the Town of Ulster Zoning Board and Planning Board review this proposed local law. The Board stated that people use these for pools and tiny houses. The Board will review the law and deliver feedback.

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

Respectfully Submitted,

Gabrielle Perea
Zoning Board Secretary