

Town of Ulster
Zoning Board of Appeals
March 13, 2019

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 13, 2019 at 7:00 P.M.

Present:

Brian Ilgner

Geoffrey Ring – Chairman

Robert Porter

Absent:

Lois Smith

Renato DiBella

Roll call.

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

PRELIMINARY HEARING

Scrub A Dub / Kleeschulte Carwash – Area Variance

660 Washington Avenue

SBL: 48.14-1-18.100

Dennis Larios, Brininer & Larios, and Douglas Kleeschulte, Kleeschulte Carwash, appeared on behalf of the application for an Area Variance to place a carwash within its front setback; a relief of fifty feet (50'). Mr. Lario's stated that the Kleeschultes' are Town of Ulster residents and have numerous car washes in the area that they manage. Mr. Larios stated that they had met with the Planning Board last night and that they were concurrently being reviewed by the Zoning Board.

The proposed carwash will be constructed where the old Davenport's farm stand was on the triangular lot next to the large QuickChek on Washington Avenue.

Mr. Larios stated that the property line will be located where they are proposing to build the retaining wall. The property line is set back from Washington Avenue, but that the line is at a strange angle; to keep the building thirty feet (30') away from the property line would leave no room for traffic on-site or the stacking of vehicles. The applicant is requesting a variance of twenty-five feet (25') which will leave them with a setback of five feet (5') from the front property line.

Mr. Larios explained that there is a reciprocal driveway between QuickChek and the carwash that has access from Washington Avenue and that would maintain.

The proposed carwash wash will be shorter than Hoffman on Ulster Avenue by forty feet (40'). The building will be one-hundred and ten feet (110') of high speed single tube carwash to process all the cars. There will be two lanes with room for approximately nine (9) cars each up to the payment kiosk and room for six (6) cars per lane past the payment

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kiosk. The payment system will be similar to that of an EZ Pass but cash will also be taken at the kiosk. The applicant ran test on the property and Mr. Kleeschulte stated that they had an F350 truck with a crew cab able to fit through the space with no issues and Mr. Larios also ran a test on a CAD computer generated program and showed no issues. Mr. Larios stated that the applicant has a good relationship with QuickChek and that the businesses would have complimentary uses. The applicant proposed state-of-the-art carwash and vacuum system.

Mr. Kleeschulte stated that QuickChek imposed deed restrictions on the property as to what was allowable, and that it is of minute use and that the restrictions run with the land. The site itself is a tough site.

Mr. Larios stated that they are asking the Planning Board to refer the project to County and answer any questions that the Planning Board may have. The applicant met with the State and is currently working with them, as it is NYSDOT land.

Action: A motion to refer this project to the County Planning Board for review was made by Mr. Ring, with a second from Mr. Porter; all in favor. A motion to forward this project to a Public Hearing in April was made by Mr. Ring, with a second from Mr. Ilgner; all in favor.

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

Respectfully Submitted,
Gabrielle Perea
Zoning Board Secretary