

Town of Ulster  
Zoning Board of Appeals  
March 21, 2018

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on March 21, 2018 at 7:00 P.M.

Present:

Lois Smith

Renato DiBella

Brian Ilgner

Frederick Wadnola

Geoffrey Ring – Chairman

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.

## **PUBLIC HEARING**

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

Francine, General Manager, appeared on behalf of the application to have a digital sign to be located at 644 East Chester Street Bypass. Mr. Ring opened the Public Hearing. Francine explained that currently where there sign sits, is “basically in a hole” and drivers going down 9W cannot see their existing sign. Francine stated that the current location of the sign shines right into the neighbor’s house and is very bright, which is not fair to the neighbor. Francine stated that they would like to clear out the trees that line 9W on the hill and construct the sign there. She explained that the sign would have scrolling capabilities, but they would not utilize. Francine stated that the digital sign will have one message and hold that message for up to a minute and a half and then switch to another message. A couple of neighbors came out interested in the project. There was a brief discussion amongst the neighbors and the Board. The Public Hearing was closed with a motion by Mr. Ilgner, and a second from Mr. Wadnola. The Board had a brief discussion.

**Action:** A motion to override the Ulster County Planning Board’s comments was made by Mr. Ring, with a second from Mr. DiBella; all in favor. A motion to approve the digital sign was made by Mr. DiBella, with a second from Ms. Smith; all in favor.

## **PRELIMINARY HEARING**

### **US Crane- Area Variance for a Sign**

Daniel LeFever appeared on behalf of US Crane for the application submitted to allowed a four hundred and forty-nine (449) square foot wall sign. Mr. Le Fever stated that the sign is existing and is barely visible from East Chester Street due to trees and the business is located in “a hole.” Mr. Le Fever stated that US Crane’s sign is smaller than Kingston Block’s, but since the letters are too large, they need to apply for a variance to keep the sign.

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

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**DISCUSSION**

Due to so many electronic sign variances coming before the Town of Ulster Zoning Board of Appeals, the Ulster County Planning Board requested the review of the Town of Ulster's current zoning code on signage. As such, the ZBA requested that Jason Kovacs, the Town of Ulster's Attorney, draw up a draft digital sign ordinance. There were a few amendments requested by the Board to be made to said draft; some of which were application submittal requirements, allowed messaging, allowed locations, and the maintenance of the digital signs. If the ZBA is satisfied with the draft ordinance, they will refer this Proposed Local Law to the Town Board for approval.

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

Respectfully Submitted,

Gabrielle Perea  
Zoning Board Secretary