

Town of Ulster
Zoning Board of Appeals
May 2, 2018

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on May 2, 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 Ms. Smith; all in favor.

PRELIMINARY 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. Ashdown explained that his backyard abuts Neighborhood Road, a busy road, and that he has a six (6) year old daughter that he would like to be able to play in the backyard without the worry. Mr. Ashdown stated that as it is a busy road, he would also like the privacy to be able to sit on his back porch and not be on display to cars passing by. The Building Inspector, Kathryn Moniz, explained that his property is a “through lot,” meaning he has two front setbacks; one on Country Lane and the other on Neighborhood Road.

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

PUBLIC HEARING

US Crane- Area Variance for a Sign

Daniel LeFever appeared on behalf of US Crane (2-4 Kieffer Lane, in Kingston, NY located in a OM Zone), for the application submitted to allowed a four hundred and forty-nine (449) square foot wall sign. Mr. LeFever stated that the sign is existing and is barely visible from East Chester Street due to trees. The project was forwarded to the Ulster County Planning Board for review, and they County’s recommendation was to deny the application due to absence of reasoning for needing a sign of that size. The Board asked Mr. LeFever if he could articulate a reason for US Crane needing that size sign. Mr. LeFever stated that the owner is hiring new employee’s everyday who cannot find the business without that sign since the business is situated in a valley off of Kieffer Lane and difficult to spot. The Building Inspector, Mrs. Moniz, stated that she did not see the sign as being a detriment to that neighborhood as it is an industrial area with zero foot traffic.

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Action: A motion to override the County's comments was made by Mr. Ring, with a second from Mr. DiBella; all in favor. A motion to grant the variance was made by Mr. DiBella, with a second from Ms. Smith; all in favor.

Carlton Bell – Use Variance

Carlton Bell appeared on behalf of the applicant to have a heating and plumbing business located at 196 Harwich Street in Kingston, NY in an R-10. Mr. Bell stated that the property is currently a contractor storage yard and would like to have his plumbing business. Mr. Bell stated that there has around seven (7) employees, who work Monday through Friday, 7:30am through 5pm. Only under emergencies would there be work before or after regular business hours, and most of the workers have trucks that they take from their homes to those emergency situations; rarely having to stop at the shop for supplies. Mr. Bell stated that they rarely use any vehicles larger than a van, and that currently there are tractor trailers and eighteen-wheels coming off of the property. Mr. Bell stated that there should be no noise disturbance that isn't already present at the moment and that the property will be used for mostly storage.

Action: A motion to grant the use variance was made by Mr. Wadnola, with a second from Mr. Ilgner; all in favor.

DISCUSSION

The Board had a brief discussion after the meeting regarding the presentation by Timely Signs on digital signs. Timely Signs showed the Board different nits (light intensity) and the difference of these signs being in direct sunlight compared to ambient lighting. The Board found the presentation very informative. The Board decided that they would set the minimum nits of a digital sign somewhere between 500 and 750 nits. The Board also discussed the need of the sign installers to submit documentation to the Building Inspector stating that the sign meets the requirements from the Town on digital signs, and that the manufacturer must provide all the specifications of the signs for approval. The signs can have a factory preset that allows the sign to meet the requirements and that a mega password to reset it. Mr. Kovacs, Town of Ulster Attorney, will make the requested changes to the local proposed law on digital signs and submit it to the Zoning Secretary for distribution amongst the Board.

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

Respectfully Submitted,

Gabrielle Perea
Zoning Board Secretary