

Town of Ulster
Zoning Board of Appeals
May 13, 2020

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held via Zoom on May 13, 2020, at 7:00 P.M.

Present:

Lois Smith
Robert Porter
Geoffrey Ring – Chairman

Andi Turco-Levin
Kevin Reginato

Roll call.

A motion to approve the minutes from the March 2019 meeting was made by Chairman Ring with a second from Mr. Porter; all in favor with a roll call vote.

*Public Hearings have been rescheduled to the June meeting.

PRELIMINARY HEARING

Crosspoint Fellowship digital sign – Z-380

**459 Hurley Avenue
Kingston, NY 12401
SBL:48.17-1-20.100
Zone: OM
Sign Variance**

Pete Schults appeared on behalf of an application to move an existing thirty-six square foot (36 sf) digital sign from Coleman High School across the street to Cross Point Fellowship. The digital sign would be added to their existing sign making Cross Point Fellowship's signs total square footage forty-nine square feet (49 sf).

Mr. Schults stated that he had contacted the Supervisor who spoke with Warren Tutt, Building Inspector, and gave the okay to installed the sign with the understanding that if the ZBA denied the variance, they would have to remove the digital sign.

The digital sign is in compliance with the proposed digital sign code for the Town of Ulster.

Action: A motion schedule a public hearing in June and send it to the Ulster County Planning Board (UCPB) for review was made by Chairman Ring, with a second from Mr. Porter; all in favor with a roll call vote.

**Adam Redder – Z-381
232 Glenerie Boulevard
Saugerties, NY 12477
SBL: 39.7-7-37
Zone: R30
Area Variance**

Adam Redder appeared on behalf of his application to allow a shed in the front and side setbacks. The shed is screened in by vegetation on the road and Mr. Redder owns the adjacent property to

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which the shed would be closest to on the side. Mr. Redder explained that the shed is existing and he wants to bring it into compliance by retaining an area variance. Mr. Redder is requesting a ten foot (10') side and front setback.

Mr. Tutt stated that if the applicant placed the shed in the rear setback he would be placing it in a floodplain so the front yard would be the only viable option.

Action: A motion to schedule a public hearing in June was made by Mr. Porter, with a second from Mrs. Turco-Levin; all in favor with a roll call vote.

Robert Ferrara – Z-382
42 Greenbrook Lane
Kingston, NY 12401
SBL: 39.68-3-10
Zone: R10
Area Variance

Robert Ferrara appeared on behalf of his application to allow a pool within his front setback. Mr. Ferrara explained that he is a corner lot and has two (2) front setbacks. Mr. Ferrara stated that there is a powerline that runs through his backyard and the only safe place to put the pool is in the proposed location, which is fifteen feet from the front setback off of Cascade Drive.

Mr. Ferrara stated that approximately ten (10) years ago he received a variance to place a six foot fence within his front setback, and if approved for the pool, he would be moving the fence so it is outside of the pool closer to Greenbrook Lane.

Mr. Jason Kovacs, Town Attorney, recommended the applicant amend the application to include the relocation of the six foot (6') fence.

Mr. Tutt explained that the previous pool that had been installed was in violation and if the pool was in his backyard it would encroach on a sewer easement. Mr. Tutt stated that the proposed location of the pool would bring the pool into compliance in regard to the power lines.

Action: A motion to schedule a public hearing in June was made by Mrs. Turco-Levin, with a second from Mr. Porter; all in favor with a roll call vote.

Eric Molinaro – Z-383
111 Southfield Street
Kingston, NY 12401
SBL: 48.65-10-5
Zone: R10
Area variance

Eric Molinaro appeared on behalf of his application to allow a six foot (6') fence within his front setback. Mr. Molinaro explained that the proposed fence would be fifteen feet (15') from the road and if he put the fence in the required thirty feet (30') it would close in the backyard where his kids play and the point of the fence is so his young children can play outside and remain safe and secure.

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Mr. Tutt stated that there are several fences in the neighborhood that are closer to the road than what is being proposed.

Mrs. Smith stated that previously the Board had approved fences that were similar to this proposal and believes the Board should maintain continuity.

Action: A motion to schedule a public hearing in June was made by Mr. Porter, with a second from Chairman Ring; all in favor with a roll call vote.

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

Respectfully Submitted,
Gabrielle Perea
Zoning Board Secretary