

Town of Ulster  
Zoning Board of Appeals  
November 7, 2018

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on November 7, 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.

## **PUBLIC HEARING**

### **Jay DeCesare – Use Variances**

Mr. Ring opened the Public Hearing. Jay DeCesare and Mark DeCesare appeared on behalf of the application to convert two (2) existing commercial buildings into four (4), two (2) bedroom apartments. Mr. DeCesare explained that it has been difficult renting the buildings out since the eighties ('80's) and that they have been empty a long time; the building had been listed with Joe Deegan and they never got rented. Mr. DeCesare thought that since there seems to be a shortage of housing and a plethora of commercial buildings that it was a good idea.

Mr. Ring asked how much work would need to be done to convert the buildings into apartments and Mr. DeCesare responded that there is a bit of work: addition of furnaces, stairs and windows. There are currently businesses close that are similar and have the business and apartments above the business.

There was no public comment. A motion to close the public hearing was made by Mr. Ilgner, with a second from Mr. Wadnola; all in favor.

The Board discussed Ulster County Planning Board's comments and decided to override them. There was a brief discussion amongst the Board.

**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 approve the use variance was made by Mr. Ring, with a second from Mr. Ilgner; all in favor.

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**Prestige Hyundai – Area Variance**

Mr. Ring opened the Public hearing. Rob Dupont appeared on behalf of the application to allow signage larger than the allowed square footage for that Zone. Mr. Dupont explained that his client is looking to improve the building's façade. The plans had been before the Planning Board, but in order for the Planning Board to make their approvals, a variance for the signage was required. Mr. Dupont explained that they are only allowed fifty-eight (58) square feet of wall signage and they are proposing ninety-one (91) square feet. The monument sign that is being proposed will be ninety-five (95) square feet which will be replacing the pole sign that is currently on the site. The applicant would like a monument sign that is seventeen (17) feet tall. Mr. Dupont stated that the proposed monument sign will be in the same location that the pole sign currently is. The monument will have a more modern look and Mr. Dupont stated that the proposed monument sign is less in height than the current sign. Mr. Dupont also pointed out that the new Lia Honda dealership has signs twice the size of their proposed monument sign.

There was no public comment. A motion to close the Public Hearing was made by Mr. Ring, with a second from Mr. Wadnola; all in favor. There was a brief discussion regarding visibility pulling onto 9W/East Chester Street to which Mr. Dupont stated that cars are parked closer to the road than the sign is and there should be no issues.

**Action:** A motion to approve the area variance was made by Mr. DiBella, with a second from Mr. Wadnola; all in favor.

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

Respectfully Submitted,  
Gabrielle Perea  
Zoning Board Secretary