

Town of Ulster
Zoning Board of Appeals
September 8, 2021

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Russell Brott Senior Center at 1 Town Hall Drive in Lake Katrine, NY on September 8, 2021, at 7:00 P.M.

Present:

Lois Smith
Kevin Reginato
Robert Porter – Chairman

Andi Turco-Levin
Steve Shultis

Pledge of Allegiance was recited.

Roll call.

A motion to approve the minutes from the August 2021 meeting was made Mrs. Turco-Levin, with a second from Ms. Smith; all in favor.

PUBLIC HEARING

Automotion / Tristen Mazzone – Z-411

**888 Ulster Avenue
Kingston, NY 12401
SBL: 48.50-5-14**

Zone: HC

Area Variance to allow a building 5' from the side property line (variance of 5' requested)

A motion to open the public hearing was made by Mr. Shultis, with a second from Mr. Reginato; all in favor.

Tristen Mazzone, Automotion Auto Sales, appeared before the Board of behalf of his application to construct a thirty-one hundred and fifty square foot (3,150 sf) office building five feet (5') from the side property line.

Mr. Mazzone stated that he had updated the plans to show the water and sewer utilities and that nothing else has changed. Mr. Mazzone is requesting a fifty percent (50%) variance.

Mr. Tutt read the County comments. There was a brief discussion.

A motion to close the public hearing was made by Mr. Shultis, with a second from Mr. Reginato; all in favor.

Town of Ulster
Zoning Board of Appeals
September 8, 2021

Action: A motion to approve the requested variance was made by Ms. Smith, with a second from Chairman Porter; all in favor with a roll call vote.

Ashley Home Store – Z-410
501-799 Frank Sottile Boulevard
Kingston, NY 12401
SBL: 48.8-1-34.210
Zone: RC
Area Variance to allow a 399 sf wall sign

A motion to open the public hearing was made by Mr. Reginato, with a second from Chairman Porter; all in favor.

Maria Rotundo, Lite Brite Signs, and Patty Shore, appeared before the Board on behalf of an application for Ashley Homestore to allow a sign larger than the one-hundred square foot (100 sf) maximum façade signage allowed in that Zone.

Ms. Shore explained that Ashley likes large signs. Ms. Shore explained that they had done some research on this plaza on previous variances received and existing sign sizing and that is what they had based their proposal on. Ms. Shore stated that she understands that the Board is not agreeable to a sign quite that large, but is requesting they allow it to be as large as possible.

There was a discussion regarding the different size choices provided by the applicant, previous variances given for the different stores and how many stores are present at this location to possibly share this wall for advertising.

The Board agrees that a two hundred square foot (200 sf) sign is a compromise to the applicant's proposal and would effectively advertise and be visible. It would still be a one-hundred percent (100%) increase over what is allowed.

Mr. Tutt explained that the Planning Board doesn't consider the painted background as part of signage, so they can propose a two-hundred square foot (200 sf) sign and have a two-hundred and fifty square foot (250 sf) background color that would not be considered a part of the sign.

A motion to close the public hearing was made by Mrs. Turco-Levin, with a second from Mr. Shultis; all in favor.

Action: A motion to approve a one-hundred square foot (100 sf) variance (allowing the sign for Ashley Homestore, south elevation, to be two-hundred square feet (200 sf) total) with the provision that the sign be moved to as close to the existing Ollie's sign as is acceptable by the Town of Ulster Building Inspector was made by Mrs. Turco-Levin, with a second from Mr. Reginato; all in favor with a roll call vote.

Town of Ulster
Zoning Board of Appeals
September 8, 2021

There was a brief discussion about the open meetings law and how the Board has the option to go virtual until January 15, 2022 if they should choose to do so.

A motion to adjourn was made by Mr. Shultis, with a second from Chairman Porter; all in favor.

Respectfully Submitted,
Gabrielle Perea
Zoning Board Secretary