

Town of Ulster
Zoning Board of Appeals
May 15, 2019

The monthly meeting of the Town of Ulster Zoning Board of Appeals was held at the Town of Ulster Town Hall on May 15, 2019, at 7:00 P.M.

Present:

Brian Ilgner
Robert Porter

Lois Smith – Vice Chairman
Geoffrey Ring – Chairman

Absent:

Renato DiBella

Roll call.

A motion to approve the minutes from May 15, 2019's meeting was made by Mr. Porter with a second from Mr. Ilgner; all in favor.

PRELIMINARY HEARING

Douglas Campbell – Area Variance
35 Lohmaier Lane
SBL: 39.81-3-8
Zone: R-10
Z-363

Douglas Campbell, the owner of the property located at 35 Lohmaier Lane, appeared on behalf of an application to construct a storage/workshop building to be attached to his existing garage. Mr. Campbell is requesting a relief of six feet (6') from the required thirty foot (30') front setback. Mr. Campbell stated that he would like to construct the building in line with his existing garage. Mr. Campbell showed the Board his plans for the building. Mr. Porter stated that there is much more room on the property than the plans depict.

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

Smoothie King – Area Variance
1621 Ulster Avenue
SBL: 39.82-2-7.119
Zone: OM
Z-367

Nancy Forest, Gloede Neon Signs, appeared on behalf of Smoothie King's application for an area variance to allow for square footage that exceeds the maximum allowance per facade in that Zone. Ms. Forest explained that the logo they are adding to the front fascia is the crown which is Smoothie King's national logo. The crown would fill in the blank spot on the front of the building. The other sign that was included in the application is a

Town of Ulster
Zoning Board of Appeals
May 15, 2019

directional sign. Mr. Porter pointed out that at the moment there is a large empty space where the crown is being proposed.

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

Michael Carpino – Area Variance
595 Kiersted Avenue
SBL: 48.65-5-8
Zone: R-10
Z-368

Michael Carpino, owner of the property at 595 Kiersted Avenue, appeared on behalf of his application to erect a six foot (6') fence within his front setbacks and within a Town Right-of-Way. Mr. Carpino stated that he is on a corner lot so he has two front setbacks. The fence he is proposing will be seven feet (7') from the edge of the Hinsdale Street. The Board stated that the proposed location of the fence must be reviewed by the Town of Ulster Highway Superintendent, Frank Petramale, as the fence would be in a Town Right-of-Way. Mr. Carpino explained that he wanted the six foot (6') fence so that he may fence in a gaming court that he plans on installing. The fence will serve as a sound barrier, as well as a means to keep the ball within his property and not go into the street.

Action: A motion to forward this project to Frank Petramale for review and forward this project pending Mr. Petramale's response to a Public Hearing in June was made by Mr. Ilgner, with a second from Mr. Ring; all in favor.

Frank Tiano – Use Variance
248-252 Old Stage Road
SBL: 39.8-1-10.100
Zone: R-60
Z-366

Frank Tiano, owner of the property located at 248-252 Old Stage Road, appeared before the Board for a Use Variance to convert his allowed use for a wedding venue into an allowed use for a function hall. Mr. Tiano explained that he did not want to be held to just one type of event. Mr. Tiano had submitted a list of specific events that he may hold at his venue. Mr. Tiano stated that he wanted all his possibilities on that list so that he could remain in compliance with his events. Mr. Ring stated that he liked that Mr. Tiano had a specific list of events. Mr. Tiano stated that fundraisers do go hand-in-hand with entertainment and wanted to make sure that the Board wouldn't have any issues with it, to which the Board stated they did not. Mr. Tiano stated that there will be no concerts held at his venue.

Mr. Tiano is proposing one-hundred and fifty events from the period of May second (2nd) to January second (2nd). Mr. Tiano stated that when they first got their approval they did

Town of Ulster
Zoning Board of Appeals
May 15, 2019

not anticipate there being single-day weddings and assumed that customers would come for the weekend. Now, Mr. Tiano would like to have weekday events, as well as weekend events, but staying within the same parameters as previously approved.

Mr. Tiano's barn for the events is almost ready and they hope to hold their first event in the middle of June.

Ms. Smith stated that she is happy to hear Mr. Tiano is bringing people to the Town with his proposal. Mr. Tiano responded that people are calling from all over to use his venue for different occasions.

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

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

Respectfully Submitted,
Gabrielle Perea
Zoning Board Secretary