

Approved 10/26/16

Town of Claverack
Zoning Board of Appeals
P.O. Box V
Mellenville, NY 12544
Minutes: July 27, 2016

Members in attendance were: Chairman David Graziano, Steven Melnyk, John Porto, Chris Post, Oliver Milot and secretary; Jodi Keyser

Chairman David Graziano called the July 27, 2016 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m.

Chairman Graziano led members of the Board and audience with the Pledge of Allegiance.

Correspondence: No correspondence received.

Chairman Graziano informed the Board members that due to the projected lack of business expected for the meeting he excused town attorney Rob Fitzsimmons and town engineer George Schmitt from attending.

Chairman Graziano informed the Board that there have been two resignations from the Zoning Board of Appeals. Chairman Graziano continued that Chairman Frank Clegg and Board member Kim Keil have recently resigned. For the record Chairman Graziano thanked both Frank Clegg and Kim Keil for their service to the Town of Claverack. Chairman Graziano stated that being a member of the Town of Claverack Zoning Board of Appeals or any appointed positions that make decisions are not easy jobs to have and these fine people were dedicated to the importance of their positions.

Board members reviewed the minutes of the June 29, 2016 meeting. Minor changes were made.

Motion to approve the minutes with the minor changes was made by Steven Melnyk with a second from Oliver Milot. All members were in favor. Motion carried.

CONTINUING APPLICATIONS FOR July 27, 2016:

Thomas, John Use Variance: Tax Map #(SBL) 101 . – 2 – 27 . 110 Located at 632 Route 9-H. Applicant is seeking a Use Variance for the construction of a dog kennel in the Rural Agricultural Zone.

Chairman Graziano informed the Board that Mr. Thomas had recently requested that the TOC Town Board change the zoning for the parcel in question from that of rural residential into the highway commercial zone so that he would not require a Use Variance from the Town of Claverack Zoning Board of Appeals. Chairman Graziano reminded the Board members that the proposed commercial use would be extremely difficult to grant on their end due to the applicant's inability to meet the required criteria. Chairman Graziano referred to Town Board member MaryAnn Lee as to the status of Mr. Thomas' request. Town Board member Lee informed the Board that the Town Board held a public hearing on the matter and voted to move the Highway Commercial Zone line to encompass the parcel. Town Board member Lee continued that Mr. Thomas was instructed that a full site plan review would be required and to file the application with the Town of Claverack Building Department.

Halstead, Gail Use Variance: Tax Map # 133 . – 2 – 20 Located at Rte. 23 and County Rte. 11 Craryville. Use Variance for retail sales business in the Hamlet Residential Zone.

No communication from the applicant. Chairman Graziano informed the Board members that this is strike #2 for the applicant.

NEW APPLICATIONS FOR July 27, 2016:

There were no new applications to present.

Steven Melnyk asked Town Board member MaryAnn Lee if the Town Board is interviewing for replacements for Frank Clegg and Kim Keil. Town Board member Lee answered that the Town Board discussed the resignations from the Zoning Board of Appeals at length and voted not to replace the two members which would make the Zoning Board of Appeals a 5 member board instead of 7 but they were still considering the possibility of appointing two alternates that would be available if needed.

Oliver Milot informed the Board members that he and his wife have recently purchased a new home and it is outside of the Town of Claverack which will require his resignation also. Oliver Milot continued that he has found a home in Massachusetts and will be moving there in the next couple of months. Chairman Graziano congratulated Mr. Milot and asked if his resignation is effective at the end of this meeting. Oliver Milot answered yes this will be his last meeting for the Town of Claverack Zoning Board of Appeals. Chairman Graziano thanked Oliver Milot for his service to the Town of Claverack Zoning Board of Appeals.

Motion to adjourn the meeting was made by Steven Melnyk with a second from John Porto. All members were in favor. Meeting adjourned at 7:45 p.m.

Respectfully submitted,
Jodi Keyser, Secretary