

Town of Claverack  
Zoning Board of Appeals  
P.O. Box V  
Mellenville, NY 12544  
Minutes of: October 26, 2016

Chairman David Graziano called the October 26, 2016 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m.

Members in attendance were Chairman David Graziano, Chris Post, John Porto, attorney; Rob Fitzsimmons and secretary; Jodi Keyser  
Absent: Steven Melnyk and engineer; George Schmitt

Pledge of Allegiance was led by Chairman David Graziano

Correspondence: None

Zoning Board of Appeals members reviewed the minutes of the July 27, 2016 meeting.

Motion to approve the minutes of July 27, 2016 was made by Chris Post with a second from John Porto. All members were in favor. Motion carried.

Members discussed the November and December meeting dates. Chairman Graziano asked the Board members if the November and December meetings could be combined as in the past and to all members agreed to hold the combined November/December meeting on December 14, 2016. Secretary Jodi Keyser will check with the Town Clerk on the availability of the Town Hall building on 12/14/16 and let the Board members and applicant know when the meeting will be held.

**NEW APPLICATIONS FOR October 26, 2016:**

**Hayes, Peter Area Variance Application:** Tax Map # 112 . 2 – 2- 49 and 112 . 2 – 2 – 46. Located at 92 Church St. and 793 Rte. 217. Area Variance of 5 feet for the rear setback of 25 feet where setback of 30 feet is required at 92 Church St.

Darcy Krein and Peter Hayes were present for the application. Mr. Hayes informed the Board that he is seeking an Area Variance of approximately 5 feet for the rear setback of his property. Mr. Hayes continued that the properties in question were owned by his parents and he is currently in the process of a Boundary Line Adjustment before the Town of Claverack Planning Board to reconfigure the parcels to put them back into their original configuration. Mr. Hayes informed the Board that when he started the application with the Town of Claverack Planning Board he found that the shed was too close to the property line but he does not want to move the line because of the natural boundary of the ridge line. Mr. Hayes stated that the rear setback requirement is for 30 feet and he has 25 feet so he needs an Area Variance of only 5 feet. Mr. Hayes informed the Board that he and his sister Darcy Krein plan to sell the NYS Rte. 217 property while Mr. Hayes retains ownership of the Church St. parcel. Chairman David Graziano read the Town of Claverack Zoning criteria for an Area Variance. Board members agreed that the application is complete and to set public hearing for the combined November/December meeting tentatively scheduled for December 14, 2016. Mr. Hayes was instructed to obtain a public hearing sign from the Town of Claverack Town Clerk at least two weeks prior to the meeting and to make sure that the Town Clerk gives him the public hearing sign for the Zoning Board of Appeals which starts at 7:30. Secretary Jodi Keyser informed the applicant that she will send out the abutter notices to the neighbors and that Mr. Hayes is responsible to reimburse the Town of Claverack for the postage.

Motion to adjourn the meeting was made by John Porto with a second from Chris Post. All members were in favor. Motion carried. Meeting adjourned at 7:57 p.m.

Respectfully submitted,  
Jodi Keyser, Secretary