

Town of Claverack
Zoning Board of Appeals
P.O. Box V
Mellenville, NY 12544
Minutes: April 22, 2015

Approved 5/27/15

Chairman Frank Clegg called the April 22, 2015 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m.

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

Absent: Kim Keil and engineer; Paul McCreary

Correspondence: Training notice for April 30 at the Dutch Reformed Church in Claverack by Columbia Land Conservancy titled, "Streams 101"

Board members reviewed the minutes of the March 25, 2015 meeting.

Motion to approve the March 25, 2015 minutes was made by Steven Melnyk with a second from John Porto. All members were in favor. Motion carried.

CONTINUING APPLICATIONS FOR 4/22/15:

Rune Olsen & Jeffrey Gibson/Hudson City School District Interpretation of Use: Tax Map #/(SBL)121 . 03 – 1 – 89 Located at 621 NYS Rte. 23-B (former Claverack School Building).

Interpretation that proposed use is that of Office/Business, Professional.

Jay Trapp was present for the application. Mr. Trapp reviewed the application for an interpretation for the Board. Mr. Trapp also exhibited the existing Site Plan for the building and photo shopped images of the proposed rehab of the building's exterior. Mr. Trapp informed the Board that his client is seeking an interpretation as an Office: Business/Professional to use the facility as an artist studio and personal office space for their sculpture and art using different everyday materials. Mr. Trapp also submitted a narrative which the ZBA requested. Mr. Trapp reviewed the narrative for the Board which states that no changes will be made to the interior of the building and the outside will be include brick and mortar repair and some painting. Mr. Trapp continued that the business will not have noise issues, traffic will be 8 to 10 cars per day with 8 to 10 employees. Mr. Trapp informed the Board that the business will probably be 8:00 a.m. to 4:00 p.m. Monday through Friday with some occasional Saturdays. Mr. Trapp informed the Board that Mr. Olsen and Mr. Gibson are business men, artists, and educators who both are professors one at Bard and the other at Boston University who were looking for a space to create and use as an office for setting up their shows and preparing exhibits. Mr. Trapp continued that his clients will rent out some of the classrooms to other artists of the same genre. Mr. Trapp stated that he has spoken with members of the neighboring Library Board of Trustees and they are excited about the proposal. Chairman Clegg asked if the Hudson City School District had the approval to sell the property. Mr. Trapp stated not yet because they missed the 60 day window and May 23rd is the due diligence date. Rob Fitzsimmons informed the Board that this was an interpretation and it is up to the Board to determine if the use meets the interpretation being requested and the fine details of the project will be finalized during the Site Plan Review. Board members had no issues or further questions. Chairman Frank Clegg opened the meeting to public hearing at 7:36 p.m. James Keegan asked if the applicants had any plans for the property and tennis courts. Mr. Trapp stated that he was unaware of any plans for the property other than to maintain and add landscaping and more grass. Mr. Olsen answered that he and Mr. Gibson liked the building just as it is because it is beautiful and they want to enhance and refurbish and make it look grand once again. Jenny Post, Board member of the Claverack Free Library stated that the proposal is compatible with the neighborhood and she sees no issues and the library is open to collaboration. Katy Cashen Town of

Claverack Board member stated that the Town Board changed the zoning to open the uses and this proposal is just the type of use that the Board hoped to get in the building and the Board members were in favor of the plan. Mario Verna, Library Trustee informed the Board that Mr. Gibson met with the Library Board and they are enthusiastic and welcome the new use. Michael Sullivan stated that with all the possible uses that the building could have this one is by far the least intrusive and better for the neighborhood. John Lee, member of the Town of Claverack Economic Development Committee agreed that the proposed use would be a great addition to the hamlet neighborhood and his committed informed the Town of Claverack Board that they were in favor of the use.

Chairman Frank Clegg closed the public comment at 7:41 p.m.

Rob Fitzsimmons informed the Board that the application is exempt from SEQRA because it is an Interpretation of Use.

Motion to interpret the proposed use for the former Claverack School Building as that of an Office: Business/Professional was made by Steven Melnyk with a second from David Graziano. All members were in favor. Motion carried.

Fees for abutter mailing in the amount of \$21.07 were paid.

Motion to adjourn the meeting was made by David Graziano with a second from Oliver Milot. All members were in favor. Motion carried. Meeting adjourned at 7:42 p.m.

Respectfully submitted,
Jodi Keyser, Secretary