

APPROVED 8/26/15

Town of Claverack Zoning Board of Appeals

P.O. Box V

Mellenville, NY 12544

Minutes: June 24, 2015 7:30 p.m.

Members in attendance: David Graziano, John Porto, Kim Keil, Chris Post, Steven Melnyk, Oliver Milot, engineer; George Schmitt and secretary; Jodi Keyser

Absent with regrets: Chairman Frank Clegg and attorney; Rob Fitzsimmons

In the absence of Chairman Frank Clegg, Kim Keil will serve as Acting Chairman for the meeting.

Acting Chair Keil called the June 24, 2015 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m.

Acting Chair Keil led the members and applicants with the Pledge of Allegiance.

Correspondence: None

Review the minutes of the May 27, 2015 meeting.

Motion to approve the minutes of May 27, 2015 was made by Oliver Milot with a second from Steven Melnyk. All members were in favor. Motion carried. Minutes approved.

CONTINUING APPLICATIONS FOR 6/24/15:

NONE

NEW APPLICATIONS FOR 6/24/15:

Ravetto, Lisa & Haines, David Area Variance: Tax Map # (SBL) 122 . – 1 – 56 Located at 268 Thielman Rd.

Area Variance for front yard setbacks for the construction of an addition.

Mr. Haines and Ms. Ravetto were present for the application. Mr. Haines explained that they are seeking an Area Variance to construct a 5' X 10" mudroom in the front of their home. Mr. Haines continued that they purchased this small house which was built in the 1960's and they would like to add a mud room but the house sits close to Thielman Rd. and they need an Area Variance.

David Graziano asked the applicants to supply a photo of the front of the house and the roadway. Mr. Graziano informed the Board that he tried to locate the property on Google maps but was unable to see the distance of the proposed mudroom from the roadway.

Mr. Haines informed the Board that there are approximately 8 houses on the roadway.

Steven Melnyk asked that before the applicant takes the photos of the front of the house to place stakes or colored markings on the lawn to show the approximate size of the mudroom and to better show the distance from the roadway.

Mr. Haines informed the Board that there is a landing or porch there that they are enclosing so they cannot put out stakes it is just enclosing the porch/landing area.

Acting Chairperson Kim Keil informed the Board that every house on Thielman Rd. sits close to the roadway. Chris Post asked if the drawing is sufficient to determine the Area Variance.

David Graziano stated that he would need to see a photo of the front of the house and roadway instead of looking at a sketch drawing of the proposed project.

George Schmitt informed the Board that without a proper survey the Board does not know that the actual dimensions of the variance being requested. Mr. Schmitt continued that an actual survey is required with distances.

Mr. Haines provided an old survey map for the Board.

Ms. Ravetto asked the Board why they are now requesting a survey when in 2006 they received an Area Variance from the TOC Zoning Board of Appeals to construct an addition to the rear of their home. Ms. Ravetto continued that the same drawing and old survey map were used for that Variance and she can't understand now why this has changed.

Mr. Schmitt informed the applicant and the Board that the old survey map is too old and not of the exact parcel only and he suggested to the applicant to contact Jeff Plass to see if he has a newer survey map for the parcel. Mr. Schmitt also informed the applicant that they used the old SEQRA form and would need to complete and submit a new form which can be found on the Town of Claverack website under forms.

David Graziano informed the Board that the parcel is in the Rural Conservation Zone and requires an 80 foot setback according to the TOC Zoning Codes.

George Schmitt informed the Board that he needs to review an actual survey map to have the actual distances.

Acting Chair Kim Keil informed the applicant to sketch the proposed mudroom and the distances to the roadway.

George Schmitt handed the applicant a copy of the Basic Guidelines for requesting a Variance.

Set for public hearing on July 22nd. Punch list for applicant is an actually updated survey, complete a new SEQRA form and a photo of the front of the house and roadway. Applicant was informed that new submissions for the Board must be left at the Town Office building no later than July 1st.

Motion to adjourn the meeting was made by Oliver Milot with a second from Steve Melnyk. All members were in favor. Meeting adjourned at 7:50 p.m.

Respectfully submitted,
Jodi Keyser, Secretary