

Zoning Board of Appeals
Town of Claverack
91 Church Street
Mellenville, NY 12544

Minutes of the February 22 2006 meeting of the Zoning Board of Appeals

Meeting called to order by chairman, Michael Brandon at 7:30 pm. Present were board members Frank Clegg, Norma Barnard, Jock Winch, Steve Melnyk, Paul Gundrum and chairman Michael Brandon; Steve Harder was absent. Also present, Caren Mahar substituting for secretary Jody Keyser.; Town Engineer Joe Romano, Town Attorney Rob Fitzsimmons.

Chairman Michael Brandon asked everyone to stand for the Pledge of Allegiance. Mr. Brandon introduced himself and board members of Zoning to audience. Michael introduced the cases before the board.

Stewardship for Millbrook Rd:

Did not present

Morningstar Communities/ Bill First and Tommy Scharf: ((101.00.02.25 and 101-2-23-110)

Bill contacted chairman and secretary that he would not be presenting tonight. Bill was instructed to complete a new application form with complete and current information but is not required to pay new fees.

Columbia Land Conservancy

Letter to town hall today saying they would not present tonight.

Won Buddhism museum/Monastery and residences:

Mr. Bernie Karp presented on behalf of this group. Mr. Karp was informed that he needed to go back to building inspector and get his paperwork completed before he appears in front of the board again. He discussed his clients desire to build in three phases on the Esselston property on Rt 23: a Monastery (I) residences for senior/retired monks (II) and museum. Traffic would be minimal, 1 bus per day. Two such facilities exist in Green County for reference, one in Ulster county. Some errors on first set of plans. Building one in Phase one drawing in meters, not feet. Perk tests needed. Joe requested full plan with all buildings in perspective along with impact, storm water management, county may have to do septic and water. Karp mentioned that DOT and DEC were already in the loop of plan. Mike asked about the roads (A: they are to be paved entirely) Mike told applicant to finish paperwork with Stanley Koloski and then have his engineer get in contact with Joe before they proceed further here. Jock mentioned an escrow account should be started for this process. What amount? Review \$5000 "removal" concept. Case moved to March 22.

Spampinato/ Almstead Nurseries at Commerce Park

Plans updated and submitted with two notes: specs and plans. Survey underway. Ghent approval enclosed, applied for DOT, drive to be paved where it meets roadway only, DOT modified partial curb cut. Topos not necessarily needed, drainage plan submitted. Less than one acre to be disturbed. Almstead nurseries will bring trees into commerce park across street, mulch up and bring across Rt 66 to dry in large piles. From there it will be picked up and bagged and sent throughout state for landscaping purposes. Rob: does fall into permitted use. Letter from Encon enclosed encouraging Mulching. Height of piles listed as 15', to be checked out by Spampinato with client. Area is 10' lower than road, so 5' would be visible. Board asked if client would be agreeable to planting trees as a visible screen? Yes. Joe asked about blowing of mulch, none. Asked for final copy of plans to clarify site distance, disturbance, screening and special note from architect that disturbance is less than one acre Mike : row of trees only needed for screening on Rt 66. Spampinato to appear at March 22 meeting.

Informal presentation by Brian Laurange

Regarding mobile home replacement. Applicants have put a deposit down on a mobile home with Alvarez stating they could not find a trailer same size as the older style they had. Mike brought brochures from a company that makes the same size older trailers. Newer trailer the family is promoting would be shorter

although larger in actual square footage than current housing, but it would be better placed so as to meet setbacks which current trailer does not. Character of neighborhood would actually improve with this modification. Application and plans submitted to board members. The Lauranges will appear for public hearing on March 22.

Steve M. motioned to end meeting. Norma seconded. Meeting ended at 8:52pm

Draft submitted 3/2/06

Caren Mahar