

Town of Claverack
Zoning Board of Appeals
P.O. Box V
Mellenville, NY 12544

Meeting: March 26, 2008
7:30 p.m.

Approved April 23, 2008

Chairman Frank Clegg called the March 26, 2008 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m.
Members in attendance were: Chairman Clegg, Norma Barnard, Paul Gundrum, Steven Melnyk, Jock Winch, David Graziano, Engineer Joe Romano, Attorney Rob Fitzsimmons, and Secretary Jodi Keyser.
Absent: Steven Harder

Chairman Frank Clegg led the Pledge of Allegiance

Correspondence:

Pace University School of Law Land Use Center training on May 31, 2008

The Board members reviewed minutes of February 27, 2008. After brief discussion two minor revisions to the minutes were made. Motion to approve the revised February 27, 2008 minutes was made by 1st Norma Barnard with a 2nd from Steven Melnyk. All members were in favor. Motion was approved.

Continuing Board cases for 3/26/08:

Columbia Park Equities: – 17 Bender Blvd. Columbia County Commerce Park. Tax Map # (SBL) 101 .– 2 - 49 . Construction of a warehouse/storage building for records storage and manufacturing of pole barn components

The applicant has not contacted the Secretary and Joe Romano also reported to the Board that he had not received any revised plans to review. The Board members all agreed that this is the Strike #2 for the applicant and authorized the Secretary to send a letter to the applicant informing him of the 3 strike policy and that if he does not inform the Secretary of his intent prior to the April meeting the application will be withdrawn.

Culoso, Salvatore/Vormer, Mattijs: – 1293 Martindale Rd. Philmont. Tax Map # (SBL) 123- 2 – 15 Use Variance for custom cabinet making facility.

George Schmidt of Morris and Assoc. and Mr. Vormer were present. Mr. Schmidt with maps showing the existing well and septic. Also shown is a temporary curb cut because Columbia County DOT still pending approval. Lighting and planting designs shown as well as standard notes on map. Chairman Clegg suggested that the applicant perform testing on the existing well because the well has not been used in some time. Mr. Vormer stated that the well was recently tested. Joe Romano informed the applicant that he had a question regarding curb cut approval from Dean Knox regarding the relocation of a pole. Mr. Schmidt informed the Board that the pole would not need to be relocated unless the entrance needs to be moved. Joe Romano asked the applicant if they are planning to remove the existing driveway. Mr. Schmidt stated yes because of the CC DOT. Joe Romano then asked the applicant to show the limit of the driveway and to define the pavement on the map and to also show the perimeter screening/landscaping design on the map. Joe Romano also asked the applicant to specify the details of the catch basin. Mr. Schmidt informed the Board that the project does not require a Stormwater plan as per DEC regulations of no more than 1 acre of disturbance. Mr. Schmidt stated that the catch basin details are only for reference until he meets again with Dean Knox. Rob Fitzsimmons

informed Mr. Schmidt that because the project is within the wellhead overlay district the regulation stipulates that a statement describing the degree of threat to the water well field if a failure were to occur with the containment.

Rob Fitzsimmons informed the Board that if they are satisfied with the project then they could schedule public hearing on the project for the April meeting contingent on narrative. Board members agreed to schedule public hearing for April. No need for sign. Applicant continued to April for Public Hearing.

Claverack Corners LLC:– 344 State Rte 23-B Claverack. Tax Map # (SBL) 121 . 3– 1– 16. Use Variance, Site Plan Review, Special Exception Construction of 6500 foot, two story building containing 3 office/retail units and a restaurant on level #1 with 4 apartment units on level #2. Applicant asked to be continued to the April meeting.

Buck Hill Development Ltd./Conrad Coon: Rte 23 & Taconic State Parkway. Tax Map # (SBL) 133 . – 2 – 13. Special Exception & Use Variance for Self-Storage Units.

Mr. Coons is back before the Board with a previously approved Site Plan Review with conditional approval pending NYS DOT approval. The situation is that the NYS DOT requested further planting of mixed species of trees at the site. NYS DOT wants a finalized planting/screening design prior to issuing curb cut permit.

Rob Fitzsimmons asked Mr. Coons if he is planning to phase the project. This issue was a question from Stan Koloski. Mr. Coons stated that he is planning to build the project in phases to be sure that there is a need for the entire number of units. He does not want to build units until he has renters for them. Rob Fitzsimmons asked Mr. Coons the total build timeframe would be. Mr. Coons stated that he plans on a 2-year build out. Rob Fitzsimmons stated that Stan Koloski would need a definite time frame for the project. Dave Graziano asked Mr. Coons why he is now planning phases for the project. Mr. Coons stated that the main reason for the phasing of the project is money. If the units do not have renters for them then he will not need to build them. Only wants to build the number of units that will be rented. Rob Fitzsimmons informed the Board that the applicant is back because of the need for approval of his increased screening and planting design before he can receive his permit from the NYS DOT and the project will consist of phases not to exceed 2 years starting with 4 buildings and then expanding as the units are filled. Joe Romano stated that the phasing of the project would not effect the Stormwater plan as long as the Stormwater design is completed as planned for the full build out of the project prior to any construction. Mr. Coons informed the Board that the NYS DOT is asking for the Board to approve stamp and sign the new planting design before they will give curb cut approval. Rob Fitzsimmons reminded that this Board previously approved the project and SEQRA declaration. Applicant is asking for approval of the modified Planting design only.

Motion to approve revised plans subject to NYS DOT approval and the time frame for full build out of the construction is completed within 2 years from the date of NYS DOT approval. And with conditions that the applicant will complete the full Stormwater plan as per full build out and full completion of Planting design prior to any construction at the site was made by Steven Melnyk with a 2nd from Paul Gundrum. All members were in favor. Motion was carried. Maps were signed and stamped.

Motion to adjourn the March 26, 2008 meeting of the Town of Claverack Zoning Board of Appeals was made by 1st Norma Barnard with a 2nd from Paul Gundrum at 8:02 p.m. All members were in favor. Motion carried. Meeting adjourned.

Respectfully submitted,

Jodi Keyser
Secretary