

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

Minutes: March 28, 2007

Approved May 23, 2007

Chairman Frank Clegg called the March 28, 2007 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:35 PM

Members in attendance were: Chairman Frank Clegg, Stephen Melnyk, David Graziano, Jock Winch, Norma Barnard, Paul Gundrum, Stephen Harder, Town attorney; Rob Fitzsimmons, Town engineer; Joe Romano, and Secretary; Jodi Keyser.

Chairman Clegg led the Board members and audience in the Pledge of Allegiance.

Minutes of the January 24, 2007 Zoning Board of Appeals meeting were reviewed by the Board members.

Motion to accept the January 24, 2007 minutes as written was made by 1st Norma Barnard, with a 2nd from Stephen Harder. All members were in favor. Motion to accept the minutes as written was carried by all.

1. Pace, Bruce & Churchill, Lyle: Tax Map #(SBL) 131 . – 1 – 45 . 111 2630 Rte 27, Claverack. Area Variance for property line setbacks for the construction of a deck. The applicant failed to notify the secretary of his intentions for the meeting. **1st strike**
2. Columbia Tent Rentals/Glenco Reality LLC: Tax Map # 101 . – 2 – 02 . 111 Columbia County Commerce Park, Bender Blvd. Special exception for warehouse/office facility.

David Reinckens presented his application to construct a warehouse at the above address for storage of his tent rental/party equipment rental business. Mr. Reinckens told the Board that he serves a 100 miles radius for tents and party supplies. His company employs 12 full time employees at the height of the season (May to October). He has 2 box trucks and is looking into purchasing 1 more. The trucks will not be stored at the warehouse during the season but will be stored there during the winter. The building will have a 10' X 20' alcove for customer pickup and drop off. Joe Romano reviewed the site plan. Mr. Romano needs from the applicant to see more details with regard to grading, flooring, building height, handicapped parking signage, and building signage. Plan should show the trees on the outside of the water main area. Cut sheet for lighting. Utility service location to building needs to be shown on maps. Mr. Romano asked the applicant why the building is set so close to Rte. 9-h. Mr. Reinckens answered that the building is positioned at the flattest part of the lot. Mr. Romano informed the applicant that he might need to install some sort of buffer. The applicant was asked about his hours of operation. Mr. Reinckens answered that the hours are from 7:00 AM to about 9:00 – 10:00 PM. But

he also stated that the business is run mostly for delivery in the AM and pickups in the PM hours. There is no one there during the rest of the day. Building will be hooked to the county water and sewer system. No need for hearing sign to be posted as per ZBA regulations. Rob Fitzsimmons asked that the application be submitted to the Columbia County Planning Department for review. Will return for the April meeting.

Informal:

Hudson Valley Orthopedics: The applicant was before the ZBA in June of 2006 asking for an extension of its approved site plan due to the fact that they had not obtained a building permit within the 90 day time frame. The extension was granted by the ZBA. The applicant received a building permit on July 19, 2006. The applicant was waiting for the NYS Department of Health to approve their plan. The applicant did receive approval from the NYS DOH in January of 2007.

Motion to grant Application for Kaufmann and DiGiovanni Reality Inc. Hudson Valley Orthopedics confirm that the Town of Claverack Zoning Board of Appeals approved the Special Exception/Site Plan renewal to run concurrent with the building permits w made by 1st Stephen Harder with a 2nd from Paul Gundrum. All members were in favor. Motion was carried.

Motion to adjourn meeting was made by 1st Stephen Harder with a 2nd from Jock Winch. All members were in favor. Motion to adjourn was approved by all. Meeting was adjourned at 8:04 PM.

The next meeting of the Town of Claverack Zoning Board of Appeals will be held on Wednesday, April 25, 2007 at 7:30 PM at the Town Hall Building.

Respectfully submitted,

Jodi Keyser
Secretary