

**TOWN OF CLAVERACK
ZONING BOARD OF APPEALS
91 CHURCH STREET
MELLENVILLE, NY 12544**

Minutes: 9/26/07 meeting

APPROVED: October 24, 2007

The September 26, 2007 meeting of the Town of Claverack Zoning Board of Appeals was called to order by Chairman Frank Clegg at 7:35 p.m. Chairman Clegg led the Board members and audience in the Pledge of Allegiance.

*Members in attendance were: Chairman Clegg, Steven Melnyk, Norma Barnard, Paul Gundrum, David Graziano, Jock Winch, Engineer – Joe Romano, Attorney – Rob Fitzsimmons, and Secretary – Jodi Keyser.
Absent member Steven Harder with regrets.*

Minutes of August 22, 2007 meeting were reviewed by the Board members. Motion to accept the August 22, 2007 minutes as written was made by 1st Paul Gundrum with a 2nd from Norma Barnard. All members were in favor. Motion carried.

Zoning Board Cases 9/26/07:

New Cases:

1. Kristjansson, Kristjan: 76 Catskill View Rd. Tax Map # (SBL) 131 . – 1 – 89 . 111
Site Plan Review for construction of horse barn.
Kristjan Kristjansson presented his plan for the construction of a horse barn on property he owns at 76 Catskill View Rd. The plan will need a site plan approval due to the fact that Mr. Kristjansson does not have a home (residence) located on this parcel. Mr. Kristjansson currently lives 10 to 15 minutes away but does plan to build a home on this parcel possibly this coming spring. Currently his horses are housed in a small shed on the parcel. The larger 36' X 80' barn will allow for his 10 – 20 horses, tack, hay, and other items that are needed for the care and maintenance of the horses. Mr. Kristjansson stated that the horses belong to him and his family. No boarding of horses for other people will take place. The parcel consists of 68 acres. The barn will be located approximately 200' to 250' off Catskill View Rd. down in an old gravel bank. Not visible from the roadway. Chairman Clegg opened the meeting to public comment at 7:45 p.m. Mr. DeRosa who owns property on Rte 23 asked where the barn will be located. Not familiar and is just curious. No further public comment. Public comment continued to the October 24, 2007 meeting. Rob Fitzsimmons informed the Board that if the Board feel that the application is complete then the application should be submitted to the County Planning Department for review. Motion to deem application complete was made by 1st Steven Melnyk with a 2nd from Paul Gundrum. All members were in favor. Motion carried. Application was mailed to Patrice Perry at Columbia County Planning Department on 9/27/07. Applicant will return for the October meeting.

2. 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.

Conrad Coon and Dan Proper of Morris Associate presented the application to the Board. Mr. Coon proposes a 400-unit self-storage complex consisting of 10 metal buildings with 40 units in each. Mr. Proper had two concerns for the Board. The first concern is that part of the site is within the Highway Commercial Zone but the remaining part is in the Rural Residential Zone. Chairman Clegg informed Mr. Proper that this issue has come before the Board before and the Board has allowed the project. Jock Winch asked the applicant how far is the proposed project off of the Taconic State Parkway. Mr. Proper stated that the project is approximately 300 feet from the Parkway. Chairman Clegg asked if the applicant notified the Taconic Parkway with respect to the project. Mr. Proper stated negative but he would notify them if the Board deems that necessary. Chairman Clegg asked Mr. Proper to send a letter informing the Parkway of their plans, as this has been the procedure in the past. Chairman Clegg asked the applicant what would happen to the remaining lands of the parcel. Mr. Coons stated that there is a large drop off and the land is too wet for further development.

Mr. Proper's second concern is that the plan calls for gravel to be installed around the buildings like Item #4 gravel that will extend into the Rural Residential Zone. Is this going to be a problem with the Board? Will the Board require a paved surface? Mr. Coons stated that the gravel will not be of a dusty consistency and the traffic will be minimal so not to create too much impact to the area. Mr. Coons stated that the office will be located at his Rte 9-H site with the hours of operation possibly 6:00 a.m. to 9:00 p.m. Jock Winch stated to the applicant that they will need to have these hours of operation concrete prior to approval. Also a chain link fence will be installed with a gate. Joe Romano informed the applicant that he needs to have a lighting design plan, stormwater management plan, and landscaping plan to review prior to the next meeting. Paul Gundrum is concerned with the lighting design. Mr. Coons stated that the lighting is of a low level. Chairman Clegg opened the meeting for public comment at 8:00 p.m. Linda DeRosa of Palmer Rd. property goes around to Rte. 23 stated that she is against the project for many reasons. Feels that these types of storage buildings attract drugs, crime, and guns. She lived near one of these types of buildings in Long Island and they were raided several times. Also feels that property values around project will fall and the site is not conducive to the added traffic. Dangerous to enter and exit.

Gerta Devine is a neighbor of the site and is against project for the same reasons as Ms. DeRosa.

Clint Salvary asked what type of fence would be installed? Mr. Coons stated that a 6-foot high vinyl clad metal chain link fence will be installed most likely green in color. Invited anyone interested to view his complex on Rte 9-H north of the Columbia County Airport to see how he runs his properties. Mr. Salvary is also concerned that the building tenants may try to work or perform some type of work from these units. He has seen this happen in Florida and does not want this here. Mr. Coons stated that the units will not have electricity, are checked daily, and the tenants sign a contract agreeing to terms. Working from units is not allowed.

Ms. Eunice Ellis of 40 Palmer Rd. concerned with lowering the property values in the area, the increase in traffic. Ms. Ellis stated that she is against this project for the record.

Chairman Clegg continued the public comment to the October meeting. Joe Romano needs lighting, drainage, stormwater, and landscaping designs prior to the October meeting for his review. Mr. Coons stated that he and Mr. Proper have contacted NYS DOT already and are awaiting word from them. Rob Fitzsimmons informed the Board that this use is permitted at this location and the Board will leave the public comment open for the October meeting. Application also needs to be sent to the Columbia County Planning Department for review by that agency. The Board will keep the public up to date and the Town engineer, Joe Romano will review all submitted plans. Applicant will also be submitting additional information directly to the Columbia County Planning Department and to Joe Romano. Continued to October 24, 2007.

Motion to adjourn the meeting at 8:20 p.m. was made by 1st Norma Barnard with a 2nd from Steven Melnyk. All members were in favor. Motion carried. Meeting adjourned.

The next meeting of the Town of Claverack Zoning Board of Appeals will be held on Wednesday, October 24, 2007 at 7:30 p.m.

Respectfully submitted,

Jodi Keyser
Secretary
Town of Claverack
Zoning Board of Appeals.