

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

APPROVED 7/25/07

Minutes of June 27, 2007 meeting.

Chairman Frank Clegg called the June 27, 2007 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 P.M.

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

Members of the Zoning Board of Appeals in attendance were as follows: Chairman Frank Clegg, Jock Winch, Stephen Melnyk, Norma Barnard, Paul Gundrum, David Graziano, town attorney; Rob Fitzsimmons, town engineer; Joe Romano, and Secretary; Jodi Keyser
Absent with regrets Stephen Harder.

Correspondence: New correspondence May 2007 building department report received from Stan Kolowski building inspector.

Board members reviewed the minutes of May 23, 2007 meeting. Motion to accept the May minutes as written was made by 1st Norma Barnard with a 2nd from Stephen Melnyk. All members were in favor. Motion was carried.

Zoning Board Cases 6/27/07:

1. Columbia Tent Rentals/Glenco Reality: Tax Map #(SBL) 101 . - 2 - 02 . 111.
Columbia County Commerce Park. Bender Blvd. Special Exception warehouse and Office facility

Ray Drakowski and Rich Andreason of Morris Associates, and David Reinckens were present for the meeting. Morris Associates was hired by Mr. Reinckens to perform the site plan for his project.

Site Plan submitted 6/27/07

Long form EAF submitted 6/27/07

Stormwater management plan submitted 6/27/07

- Columbia County DOT plan for curb cuts pending approval from county.

References in letters regarding project naming Planning Board now changed to read ZBA.

Landscaping plan submitted 6/27/07

Grading and drainage plan submitted 6/27/07

Added to the site plan is a detailed dumpster pad with evergreen plantings around the backside to screen dumpster.

Building proposed shown as a 10,000 square foot pre-engineered metal building with a metal roof.

Signage plan shows that sign on building measuring 60 inches by 48 inches and a small sign measuring 20 inches by 25 inches will be places on the larger commerce park sign at the entrance on Bender Blvd.

Lighting on building changed to all down cast 70-Watt metalloid fixtures.

Jock Winch asked the applicant if he plans on leaving the lights on all night or will they be turned off after a certain hour. Mr. Drakowski answered that the lights will remain on all night for security reasons but the lights are so low wattage that it should not be a problem. Jock Winch informed the applicant that he felt that the trees seemed too close to the building. It is his personal feeling that the trees should be moved out away from the building to allow for growth and that it will just look better. Joe Romano stated that the tree plantings were planned in order to remain far enough away from the

water main easement. Mr. Reinckens and Mr. Drakowski both agreed that the trees could be moved away from the building slightly and agreed that the plan will split the difference in area between the building and the water main easement in the front and at the side of the building.

Chairman Frank Clegg asked Rob Fitzsimmons and Joe Romano if they found the site plan complete. Both agreed that everything is in order but the applicant needs the DOT curb cut approval before complete.

Chairman Clegg opened the meeting to the public at 7:45 PM and with no comments from the public he closed the public comment at 7:46 PM.

Joe Romano reviewed the SEQRA for the Board. Motion for negative SEQRA declaration was made by 1st Paul Gundrum with a 2nd from Jock Winch. All members were in favor. Motion was carried.

Motion made by 1st Paul Gundrum with a 2nd from Norma Barnard for final site plan approval with condition #1) Trees planted near the building be moved so they are the same distance from the building and the water main easement line.

Condition #2) Letter from CC DOT with curb cut approval received.

All members were in favor. Motion was carried.

Morris Associates will supply 3 revised copies for the town building inspector and for the file.

Informal:

First, William: Previously approved use permit from 10/2004.

Mr. First came before the ZBA regarding a previously approved site plan for storage at his building located on Ginsberg Lane in Claverack. Mr. First is asking to store propane tanks outside of his building and he feels that this conforms to his approved plan in 2004. Chairman Clegg did remember the application and thought that it was for small storage units for self-storage. Paul Gundrum also remembered small storage units being approved. Mr. First wants to use the building and outside area for contractor storage and feels that it is no different to store antiques or to store items for KD Hallmark etc. only difference is that the storage is for outside and for propane tanks. He will meet all of the guidelines as per the ZBA regulations. Mr. First is asking the ZBA why he is being denied a permit by the building inspector. Rob Fitzsimmons informed Mr. First that both uses are allowed in the highway commercial zone but there is a difference with storage of antiques and liquid propane in tanks and this constitutes two different uses for the same property. Was not approved for storage of propane in tanks. Paul Gundrum asked if the law was changed to more than one use if the same owner in the highway commercial zone. Mr. First informed the Board that he was approved for contractor storage in 2004 and this constitutes contractor storage but he didn't have the original file or approval for the Board. Chairman Clegg informed Mr. First that he was approved for storage units and not for contractor storage and that Mr. First needs to revisit his request with Stan Koslowski in the building department. Rob Fitzsimmons informed Mr. First that if he plans to use his parcel to store propane tanks then he needs to file for a special exception for a new use. Mr. First was directed to meet with the building department and fill out a new application showing tanks and buildings on the same map or storage buildings alone or tanks alone but only one plan for the use.

Motion to adjourn the meeting was made by 1st Paul Gundrum with a 2nd by Norma Barnard at 8:37 PM. All members were in favor. Motion carried meeting was adjourned.

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

Respectfully submitted,

Jodi Keyser
Secretary