

Town of Claverack
Zoning Board of Appeals
P.O. Box V
Mellenville, NY 12544
Minutes of June 27, 2012
7:30 p.m.

Approved 7/25/2012

Chairman Frank Clegg called the June 27, 2012 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m. Chairman Clegg led members of the Board and audience with the Pledge of Allegiance.

Members in attendance were: Chairman Frank Clegg, Oliver Milot, Steven Melnyk, David Graziano, Kim Keil, engineer Paul McCreary, and Secretary Jodi Keyser
Absent with regret: Jock Winch, Paul Gundrum, and attorney Rob Fitzsimmons

Correspondence: None

Members reviewed the Minutes of the May 23, 2012 meeting. Motion to approve the May 23, 2012 minutes was made by David Graziano with a second from Kim Keil. All members were in favor. Motion carried. Minutes approved as written.

New Applications for 6/27/12:

Sanders, Linda dba All About Hair: Tax Map #(SBL) 120 . 2 – 1 – 2 Located at 396 Rte 23-B Site Plan Review for Beauty Salon.

Linda Sanders was present for the application. Ms. Sanders is requesting a Site Plan Review for opening a beauty salon at 396 Rte. 23-B at the site of Red Apple Realty office. Ms. Sanders informed the Board that the portion of the building she will occupy was the site of a former barber shop and is mostly equipped for the same type of business with some minor cosmetic details. Ms. Sanders informed the Board that she is not changing the building at all. Ms. Sanders continued that she will be doing hair styling only at this time and not nails or tanning. Paul McCreary asked the Board members if they have any questions about the existing site or about the parking. David Graziano asked if customers will have access to all of the parking spaces or will there be designated spaces for the beauty salon. Ms. Sanders stated that her customers will have access to the entire parking area and she will park in the back instead of the front to open a space. Chairman Clegg asked if the parking area has designated handicapped spaces. Ms. Sanders answered no. Mr. Porto answered that handicapped parking can be added and he will paint some lines on the blacktop. Steven Melnyk asked Ms. Sanders if she is currently working as a beautician. Ms. Sanders answered yes. Ms. Sanders asked the ZBA members for a temporary approval so that she can open her shop prior to the public hearing. Mr. Porto informed the Board that according to the Town of Claverack Zoning

Laws the Town can grant temporary occupancy permits. Mr. McCreary informed Ms. Sanders that all occupancy permits come directly from the Building Inspector and not the Zoning Board of Appeals. Steven Melnyk informed Ms. Sanders and Mr. Porto that the temporary occupancy permit is up to Stan Koloski. Chairman Frank Clegg informed Ms. Sanders that legally the Town of Claverack Zoning Board of Appeals has to hold a public hearing and cannot grant temporary approvals.

Mr. Porto informed the Board that he and Ms. Sanders have scheduled a meeting with Stan Koloski on Monday, July 2nd to obtain a temporary permit. Steven Melnyk made the motion to allow contemplating Stan Koloski's granting a temporary certificate of occupancy for the beauty salon use prior to public hearing held by the Town of Claverack Zoning Board of Appeals. All members were in favor and agreeable that it is up to the Building Inspector to grant a temporary permit. Motion carried.

Set for public hearing on July 25, 2012.

Filli, Damon & Theodore dba Filli's Pizzeria: Tax Map #(SBL) 121 . 03 – 3 – 19

Located at 6 Park St. Site Plan Review for expansion of retail space for pizzeria restaurant.

Damon Filli was present for the application. Mr. Filli informed the Board that he is seeking a use variance for expansion of the store for a pizzeria. Chairman Clegg asked if Mr. Filli received approval from CC DOH. Mr. Filli informed the Board that he does not require CC DOH because the pizzeria is not considered a restaurant only take out no eat in. Paul McCreary asked the Board members because they are aware of the site do they feel parking is adequate. Chairman Clegg stated that parking is tight to say the least. Mr. Filli informed the Board that the parking has been the same for 60 years. Steven Melnyk asked if there is a sit down area to eat such as tables and chairs. Mr. Filli stated that there are some tables and chairs for customers that order pizza or sandwiches to sit and eat. Mr. Filli continued that customers place their orders at the counter and pick up their food from the counter. Mr. Filli continued that because he does not have servers going to tables he does not fall under CC DOH as a restaurant. Chairman Clegg asked about handicapped parking. Mr. Filli stated that the parking area has adequate handicapped parking. Set for public hearing in July.

David Graziano made the motion to adjourn the meeting at 7:45 p.m. with a second from Kim Keil. All members were in favor. Motion carried. Meeting adjourned.

Respectfully submitted,
Jodi Keyser
Secretary