

Town of Claverack
Zoning Board of Appeals
P.O. Box V
Mellenville, NY 12544
Meeting: May 23, 2012
7:30 p.m.

Approved 6/27/2012

Chairman Frank Clegg called the May 23, 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 in the Pledge of Allegiance.

Members in attendance were: Chairman Frank Clegg, David Graziano, Jock Winch, Oliver Milot, Kim Keil, Paul Gundrum, engineer Paul McCreary, attorney Rob Fitzsimmons, and secretary Jodi Keyser

Absent with regrets: Steven Melnyk

Correspondence: Maps were received for the Claverack Free Library. Maps were reviewed, stamped, and signed by the Chairman.

Motion to approve the minutes of April 25, 2012 meeting was made by Oliver Milot with a second from Kim Keil. All members were in favor. Motion carried.

Continuing Applications for 5/23/12:

Won Dharma Center: 361 Route 23 Tax Map #(SBL)122 . 00 – 01 – 53 Modification of signage of a previously approved Site Plan and Site Plan Review for addition of pole mounted solar panel to power sign backlighting.

Pat Prendergast was present for the application. Mr. Prendergast reviewed the application for a modification of the previously approved Site Plan for the Board. Mr. Prendergast informed the Board that the approved Site Plan allowed for a sign of 12 square feet. Mr. Prendergast continued that when he approached Stan Koloski for a building permit to install a new larger solar panel for the sign he discovered that the sign is actually over the allowed size because of the sign that was constructed at a much later date included a symbol. Mr. Koloski informed Mr. Prendergast that the symbol is part of the sign and therefore makes the total size for the sign at 17 square feet instead of 12 square feet. Mr. Prendergast is also seeking an interpretation of the size of the sign along with the modification of the previously approved Site Plan for the addition of a new larger solar panel to light the sign. Mr. Prendergast informed the Board that the current sign is lit from a solar panel that is attached to the top of the sign and backlights the lettering. Mr. Prendergast continued that it was recently discovered that the solar panel is not large enough to keep the sign lit. Mr. Prendergast stated that the new application is seeking approval for the addition of a new 3' X 5' solar panel mounted on a 12' pole located approximately 87 feet from the sign and hidden in the tree line. Chairman Frank Clegg opened the meeting to public hearing at 7:37 p.m. No comment. Chairman Clegg closed the public hearing at 7:37 p.m. Rob Fitzsimmons informed the Board that the application is a minor modification of the previously approved SEQRA and the modification does not fall outside the parameters of the previous SEQRA negative declaration therefore the Board waives the requirement for a new SEQRA.

Motion to accept interpretation of signage to encompass symbols and lettering independently for measurement purposes was made by Paul Gundrum with a second from Kim Keil. All members were in favor. Motion carried.

Motion to allow modification of previously approved Site Plan to allow installation of a larger free standing 3' x 5' solar panel mounted on a 12' pole used for energy to provide lighting to the sign as depicted in present application was made by Oliver Milot with a second from Kim Keil. All members were in favor. Motion carried.

Motion to adjourn the meeting was made by David Graziano with a second from Jock Winch. All members were in favor. Motion carried. Meeting adjourned at 7:43 p.m.

Respectfully submitted,
Jodi Keyser
Secretary