

Town of Claverack
Zoning Board of Appeals
P.O. Box V
Mellenville, NY 12544
Minutes: June 27, 2018

Chairman David Graziano called the June 27, 2018 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m.

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

Members in attendance were: Chairman David Graziano, Steven Melnyk, Chris Post, John Porto, Roger Case, engineer; George Schmitt, attorney; Rob Fitzsimmons and secretary; Jodi Keyser

Correspondence: None

Board members reviewed the minutes of the May 23, 2018 meeting.

Motion to approve the minutes of the May 23, 2018 with corrections was made by Steven Melnyk with a second from Roger Case. All members were in favor. Motion carried. Minutes approved.

Chairman David Graziano reminded ZBA Board members that they are ½ way through the year and they have 6 months left to complete their required yearly 4-hour training.

NEW APPLICATIONS:

None

CONTINUING APPLICATIONS:

Cullen, Kevin Area Variance: Tax Map # (SBL)143 . – 1 – 34 . 2 Located at 1631 Rte. 11 Stop 100. Area Variance to construct a 48' by 60' equaling 2880 square feet accessory building which exceeds the maximum size allowed for accessory buildings of 2500 square feet.

Mr. Cullen was present for the application. Mr. Cullen reviewed his application for the Board informing them that he is seeking to construct a 48-foot by 60-foot garage for storage of his classic automobiles which are currently stored in several storage units at the Coon's Self Storage site and other sites. Mr. Cullen continued that he would like to build the garage large enough to keep all of his vehicles on his property. Mr. Cullen stated that the garage will be on property that is within the Town of Claverack. Mr. Cullen continued that he has several parcels and the parcel that the garage will be partially within the Town of Hillsdale. Chairman Graziano reminded the Board that they felt that the scope of the project did not require notifying the Town of Hillsdale. Chairman Graziano asked if the Board members had any further questions. No other questions from ZBA members. Chairman Graziano opened the meeting to public hearing at 7:32 p.m. No public comments were heard. Chairman Graziano closed the public hearing at 7:33 p.m. Chairman Graziano reviewed the 5 criteria for an Area Variance with the Board members finding that two of the five criteria could be answered with a yes which were that the applicant could do something different and it is a self-created issue but these were not detrimental to the application.

George Schmitt reviewed the SEQRA for the Board members.

Motion to grant a negative declaration for purposes of SEQRA was made by Steven Melnyk with a second from John Porto. All members were in favor. Motion carried.

Motion to grant the Area Variance for the construction of a 48-foot by 60-foot garage for storage of classic vehicles was made by Steven Melnyk with a second from Roger Case. All members were in favor. Motion carried.

Mr. Cullen was informed that he will receive an approval letter to take to the Building Department.

Motion to adjourn the meeting was made by John Porto with a second from Steven Melnyk. All members were in favor. Motion carried. Meeting adjourned at 7:36 p.m.

Respectfully submitted,
Jodi Keyser, Secretary