

Approved 3/24/21

Town of Claverack
Zoning Board of Appeals
P.O. Box V
Mellenville, NY 12544
Minutes: March 24, 2021

Chairman David Graziano called the March 24, 2021 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m.

Members in attendance were: Chairman David Graziano, Doug Colwell, Steven Melnyk, John Porto, Chris Post, engineer; George Schmitt and secretary; Jodi Keyser

Absent: attorney; Rob Fitzsimmons

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

Correspondence: No correspondences were received.

Board members reviewed the minutes of the October 28, 2020 meeting.

Motion to approve the minutes of October 28, 2020 was made by Steven Melnyk with a second from Chris Post. All members were in favor. Motion carried

Chairman Graziano informed the members that there is some old business that is not on the agenda but it was discovered that the Claverack Creek and Catskill View Solar LLC will need an extension of 90-days from the previously approved 90-days because the applicant and the Town of Claverack have found that with all of the necessary permits and approvals the 90-day timeframe is not enough time to complete everything to begin the projects. Chairman Graziano continued that the Town of Claverack Town Board will look at revising the timeframe for large scale solar projects but with that being said Chairman Graziano reads a letter from the applicant seeking the extension.

Chairman Graziano stated that the applicant is seeking an additional time from the September 29, 2020 approval.

Motion to grant an additional extension on the previously approved 90-day approval until September 29, 2021 was made by Chris Post with a second from Doug Colwell. All members were in favor. Motion carried.

NEW APPLICATIONS FOR 3/24/21

Tanzillo, Karen Area Variance: Tax Map #(SBL) 101 . 00 - -1 – 40 Located at 26 MountainView Rd. Replacement of a non-conforming mobile home with a mobile home exceeding the 20% allowance within the Rural Agricultural district table 2 dimensions and density. Area Variance for exceeding the lot density requirement of 15% by .75%.

Ken Krapf and Tyler Bruno were present for the application. Mrs. Tanzillo was present via zoom. Mr. Krapf has written permission to act on behalf of the applicant on file. Chairman Graziano informed Mr. Krapf and Mrs. Tanzillo that there are a few outstanding issues that are missing from the application. Chairman Graziano continued that on page #2 of the application the reason for the variance is required and needs to be filled in. Chairman Graziano continued that on the Ag. Data statement #6 is incomplete and the application needs a plot plan drawn to scale that is stamped and signed by a licensed surveyor. Chairman Graziano informed the applicant that these plans are critical to determine if the project is within the 15% lot coverage or over the allowed coverage which will require a second area variance. Chairman Graziano continued that the well appears to be 15 feet from the property line and an additional bedroom requires septic review. Mr. Krapf informed the Board that the septic tank was recently upgraded to a 1,000-gallon tank. George Schmitt asked the size of the leach field. Mr. Krapf answered that he did not know the size of the leach field. Chairman Graziano informed

the Board that if they are comfortable with the information as provided, they are free to make a motion to accept the application as complete pending the updates to the above questions.

Motion to accept the application as complete for SEQRA pending application corrections and leach field information was made by John Porto with a second from Steven Melnyk. All members were in favor. Motion carried.

Mr. Krapf informed the Board that the proposed mobile home will increase the bedroom size from 2 to 3 bedrooms. Mr. Krapf continued that the site has a new well and new septic tank upgrade. Mr. Krapf informed the Board that he will excavate to investigate the leach field. Mr. Krapf continued that this is a small piece of property but it is doable to get everything in an upgrade the home making it nice for the family and the neighborhood. Doug Colwell stated that the trailer is over 50 years old and asked if there were any asbestos present. Mr. Krapf answered that the existing trailer does not have any asbestos present. Chairman Graziano informed the applicant's representatives that this is a 95.5% increase for an Area Variance and if they would replace with a mobile home that is 20% larger, they would not need an Area Variance. Mr. Krapf stated that he understood but the owner is seeking a double wide mobile home to replace the single wide mobile home. Katy Cashen asked for clarification that this mobile home is not within a mobile home park therefore it is a one time only replacement. Chairman Graziano answered that this is considered a one time only replacement since the existing mobile home is not within a mobile home park and informed the applicant's representatives of this law. Chairman Graziano informed the applicant's representatives that the Board will set a public hearing for April 28th and to obtain a sign to place on the property to notice the meeting from the Town Clerk's office two weeks prior to the hearing.

Motion to set public hearing for April 28, 2021 at 7:30 p.m. was made by Steven Melnyk with a second from Chris Post. All members were in favor. Motion carried.

Katy Cashen informed Mrs. Tanzillo that the meeting zoom was recorded and she will send this link to her so she can have all of the information needed for the next meeting.

Motion to adjourn the meeting was made by John Porto with a second from Steven Melnyk. All members were in favor. Meeting adjourned at 7:44 p.m.

Respectfully submitted,
Jodi Keyser, secretary