

APPROVED 4/27/22

Town of Claverack  
Zoning Board of Appeals  
P.O. Box V  
Mellenville, NY 12544  
Minutes: February 23, 2022  
7:30 p.m.

Chairman David Graziano called the February 23, 2022 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 with the Pledge of Allegiance  
Chairman Graziano introduced newly appointed member August Abatecola who replaced newly elected Town Board member Douglas Colwell.

Chairman Graziano thanked Doug Colwell for his service to the Zoning Board of Appeals.

Members in attendance were: Chairman David Graziano, John Porto, Chris Post, Rob Fitzsimmons; attorney, George Schmitt; engineer, Jodi Keyser; secretary and newly appointed Zoning Board of Appeals member August Abatecola.

Absent: Steven Melnyk

Motion to approve the minutes of the June 23, 2021 meeting was made by Chris Post with a second from John Porto. All members were in favor. Motion carried.

### **Continuing Applications for 2/23/22**

#### **New Leaf Holdings LLC Area Variance: Tax Map #(SBL)101 . – 2 – 26 . 2 Located at 731 Rte. 9-H. Area Variance to install an 8-foot high fence for a commercial nursery operation.**

Mr. Caleb White was present for the application. Mr. White informed the Board that he is under Town of Claverack Planning Board review for a new commercial nursery business on NYS Rte. 9-H. Mr. White continued that he plans to fence in the property to protect the nursery stock and his display gardens with an 8-foot high fence but is only allowed to install a 6-foot fence so he was sent to obtain an Area Variance for the added 2-feet. Chairman Graziano asked if the fence is installed. Mr. White answered no just starting the project and is still in the Site Plan Review process. Chairman Graziano asked Rob Fitzsimmons if the applicant placed the fence at a setback of 10-feet 1-inch then not need an Area Variance correct? Rob Fitzsimmons answered yes. Chairman Graziano asked Mr. White if he would be agreeable to setting the fence back more than the 10-foot required setback. Mr. White stated that if he were to set the fence back more than the 10-feet he could install the 8-foot fence without the Area Variance. Chairman Graziano answered yes. Chairman Graziano asked if George Schmitt had any questions regarding relocating the fence. George Schmitt answered no. Chairman Graziano informed the applicant that he does not need an Area Variance as long as he relocates the fence more than 10-feet from the boundary line. Mr. White was in agreement. Mr. White then asked if he could recoup his application fee since an Area Variance is not needed. Jodi Keyser informed Mr. White to stop out to the Town Office and she would inform them to reimburse the fee.

Motion to adjourn the meeting was made by John Porto with a second from Chris Post. All members were in favor. Motion carried. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Jodi Keyser, Secretary

Adjourn meeting