

APPROVED June 22, 2022

TOWN OF CLAVERACK

ZONING BOARD OF APEALS

MINUTES 4/27/2022

Chairman Graziano called the April 27, 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

Members in attendance were: Chairman Graziano, Steven Melnyk, John Porto, Chris Post, August Abatecola, Town Attorney; Rob Fitzsimmons, Engineer; George Schmitt and Acting Secretary; Rich Michael.

Chairman Graziano advised the board that after going through prior minutes, he noticed that the Zoning Board of Appeals had never voted to approve two large scale solar project minutes. The projects were before joint meetings of the Planning Board and the ZBA in September 2020 & September 2021 as the minutes were only included with the Town of Claverack Planning Board minutes and thus were never approved by the Town of Claverack Zoning Board of Appeals. Chairman Graziano asked the board to officially vote this evening.

Motion to approve the large-scale solar project minutes of September 2020 and September 2021 was made by John Porto, with a second by Chris Post, all members were in favor. Motion carried.

Review the minutes of the February 23, 2022 meeting.

Motion to approve the minutes of the February 23, 2022 meeting was made by Chris Post, with a second by August Abatecola. All members were in favor. Motion carried.

Chairman Graziano informed the board that as of now, he has not seen any training available for yearly credits needed by board members. He stated he would continue to look and if anyone else does see something to let him know.

Chairman Graziano spoke to the board members about not being able to attend the ZBA meetings. He asked anyone who may not be able to attend during the dates that any zoning meetings may occur, to please let him know and also inform the secretary Jodi Keyser to ensure the quorum would be met to allow the meeting to take place.

New Application for 4/27/22

Bell, Justin & Lauren Area Variance: Tax Map# (SBL) 113.-1-27 Located at 2435 County Rte. 11. Area Variance of 40-feet for front yard setback of 80-feet to construct a 40-foot by 40-foot garage.

Lauren Bell was present for the application. Chairman Graziano looked through paperwork submitted by Ms. Bell. Chairman Graziano advised Ms. Bell that even though she had supplied the board with a plot plan, it is still required that stamp plans are also included. Ms. Bell asked if the stamped plans were of the building or of the property. Chairman Graziano responded the area including the building. He also advised that a deed was needed also for the packet. Town Attorney Fitzsimmons asked Chairman Graziano what level of survey would be needed. Would it be the entire property or would it

be the area of the new building and related area. He stated that most get an entire survey but it is at the board's discretion. Chairman Graziano stated to Mrs. Bell that what is needed is a deed and a set of stamped survey of the project to the front property line would be acceptable as long as it shows the setback measurements. Ms. Bell will attempt to get a survey. Chairman Graziano asked Ms. Bell to explain to the board exactly what she wanted to do. Ms. Bell responded by saying that they simply wanted to build a 40 foot by 40 foot stick built, pole barn garage. She stated that there will no electric or plumbing and it was simply just somewhere to house vehicles rather than fifteen minutes off site. Ms. Bell said that the new building will be similar to their home making it fit it with the character of the area. Chairman Graziano set this for a public hearing at the next meeting, May 25, 2022 if she is able to gather all of the required material. Attorney Fitzsimmons suggested to Ms. Bell that if she is not able to obtain all of the documents to advise the board so that the application can be postponed to a later date.

Motion to adjourn the meeting made by Steve Melnyk and seconded by John Porto, all in favor.
Motion carried. Meeting adjourned at 7:43 p.m.

Motion to adjourn the meeting made by Steve Melnyk and seconded by John Porto, all in favor.
Motion carried. Meeting adjourned at 7:43 p.m.

Respectfully submitted,

William Michael, Acting Secretary