

Approved 6/27/2018

Town of Claverack  
Zoning Board of Appeals  
P.O. Box V  
Mellenville, NY 12544  
Minutes: May 23, 2018

Chairman David Graziano called the May 23, 2018 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m.

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

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

Absent: attorney; Rob Fitzsimmons.

Correspondence: None

Board members reviewed the minutes of the April 25, 2018 meeting.

Motion to approve the minutes of April 25, 2018 was made by Chris Post with a second from Roger Case. All members were in favor. Motion carried.

#### **NEW 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 informed the Board that he is seeking an Area Variance to construct a 48-foot by 60-foot garage to house his classic car collection. Mr. Cullen explained to the Board that he currently rents several storage units from Coons Self Storage and other spots and get it all in one space. Mr. Cullen continued that he is the last house in the Town of Claverack and owns most of the property around this parcel. Mr. Cullen stated that his driveway is 2 miles long and most of his property borders other parcels he owns. Mr. Cullen continued that he is also bordered by the Rod & Gun Club. Mr. Cullen informed the Board that his residence is on this parcel and he would like to place this garage onto this parcel and keep everything in the Town of Claverack. Mr. Cullen stated that he was told that if he constructed two 2500 square foot buildings he would not need an area variance. Chairman Graziano asked Mr. Cullen if he would be willing to construct two 2500 square foot buildings instead of the one large building. Mr. Cullen answered that he wants to only have one building not two because it would not look nice. Roger Case asked Mr. Cullen if he would have issues with the neighbors. Mr. Cullen answered that for the most part he is his own neighbor but couldn't see any reason for the two neighbors to have issues since the properties are large and separated. Secretary Jodi Keyser informed the applicant and Board that the abutter have not yet been noticed. Mr. Cullen stated that he was also told that if he were to make the building used for agriculture then he wouldn't need the variance either. Chairman Graziano stated that is correct but then if the Building Department were to inspect the garage and found classic cars it would be an issue. Mr. Cullen stated that he is going to seek the Area Variance and he wants to do the right thing. Chairman Graziano reviewed the SEQRA and asked why the answer regarding the NYS Energy Code is blank. Mr. Cullen stated that the building will not have any energy. George Schmitt suggested changing the answer to this question to a yes to comply with all NYS Building Codes. Mr. Cullen stated that the garage will not have facilities either. George Schmitt also asked why SEQRA Revised SEQRA #10,11,12 and 13 were not answered. Mr. Cullen stated that the building will not use any water no facilities just storage. George Schmitt stated that #13 should be answered yes because there are wetlands on the property and for storm water discharge purposes. Set for public hearing for June 27, 2018.

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 7:30 p.m.

Respectfully submitted,

Jodi Keyser, Secretary