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**Zoning Board of Appeals
Town of Claverack
91 Church Street
Mellenville, NY 12544**

Minutes of the **April 28, 2004** meeting of the Zoning Board of Appeals

Meeting called to order by acting chairman, Michael Brandon at 7:32 pm. Present were board members Steve Melnyk, Jock Winch, Norma Barnard, Paul Gundrum, Steve Harder and chair Michael Brandon. Frank Clegg was absent. Secretary. Caren Mahar, Town Attorney, Rob Fitzsimmons, Town Engineer Gary Stuart also in attendance.

Chairman Michael Brandon asked everyone to stand for the Pledge of Allegiance. Mr. Brandon introduced himself and board members to audience. He then asked the board to review the March 2004 ZBA meeting minutes. Paul motioned to accept minutes with minor changes. Steve H. seconds with changes. Board approved unanimously to accept minutes with changes.

Henry Cassivant Jr (112.2-1-56) 710 Rte. 217, Mellenville
No show, had contacted the chairman in advance of meeting. Waiting for a survey.

Daniel and Gwenn Pasco (131.-1-5) Applicant seeking a use variance to enlarge/expand non-conforming use. On same property at 6032 Rt 9H/23 Hudson, there used to be a tavern, residence and trailer. No show #1.

Susan Daley-Winters (143.-1-40.) at 1291 Route 23 Craryville for an area variance for front setbacks to add a lean-to onto structure. No show #3. Certified letter saying her case is dropped and she is still in violation of the zoning law to be sent to applicant.

Jessica Riley (121.-1-24.110) Applicant seeking sign variance for sign larger than 2x2 permitted in zoning code. She brought professional 3x2 sign. There will be no lighting. Public comment opened 8:43pm. No comment. Closed public hearing 8:43pm. Jock motions to approve sign variance for Riley. Norma seconds. Board votes unanimously to grant variance for sign. Did not pay for her certified mailings and will bring to town offices this week.

Marcia Sullivan (120.4-1-5) Applicant seeks an area variance for setbacks in building a two car garage to replace existing (falling down) barn. Applicant states that lot is too narrow to support garage in any other location. She provides board with photos of what finished design would be. New building would meet rear setbacks with access. Barn is encroaching on neighbors as it is. Looking to build slightly larger, (24x24 to become a 26x28), but not worsening the setback problem already in existence. Requirements of area variance discussed. Jock mentioned that while incidental, it could be construed as self-inflicted as the applicant could build exactly the same size building in the same exact spot. Public comment period opened 8pm. No comment. Public comment period closed 8pm. SEQR done. Paul motions to grant variance with a declaration of negative impact. Jock seconds. All approve. Motion to grant variance for building is unanimous.

Informal Discussions:
Bill First. Asks board questions on use of his commercial property. He will Stanley when and if he is ready to decide on how best to use his land.

Susan Roberts: Claverack Library, discussion of space issue. Invited board members to go in 1400sf building. They are looking to expand to 5000sf. Setback issues, need to address expansion issues Has an engineer looking into feasibility of expansion at current site. Just an update.

Norma motioned to end meeting. Steve M. seconded. Unanimous vote. Meeting ended at 8:30 pm
Draft 5/1/04 CM

