

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

COPY

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

Meeting called to order by acting chairman, Michael Brandon at 7:30 pm. Present were board members Steve Melnyk, Jock Winch, Norma Barnard, Paul Gundrum, Steve Harder, Frank Clegg and chair Michael Brandon. 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 June 2004 ZBA meeting minutes. Frank motioned to accept minutes with change that Paul Gundrum was not here for the June meeting. Norma seconds. Board approved unanimously to accept the June Minutes with said change.

**Henry Cassivant Jr (112.2-1-56) 710 Rte. 217, Mellenville**

Presented survey to board. Concerns were brought up about well and septic. Mike mentioned the need for a site visit that Henry would need to set up through Henry Cassivant Sr, the property owner. Board requests the following information: well pressure and status of septic. An engineering plan of the project would cover all the basic needs for the board's information. Mike asked applicant if he would contact Mike regarding a date/time for the site visit. Applicant said "yes". Mike mentioned request from building inspector's office to remove excess cars from property. Applicant said "okay".

**Robert Johanson ( 122.-1-7.200)** Applicant applied for a use variance at 298 Rt217 Hudson to add a living unit loft of barn already existing on property. Not present. Had contacted secretary and chairman before meeting.

**William First/ Keil Construction ( 101-1-54)** 41 Ginsberg Lane. Applicant seeks site plan review to utilize existing buildings in commercial zone for contractor storage. Rob reviewed the Highway commercial code and determined that a storage garage is a suitable use within that zone. Public comment period opened. None. Public Comment closed. Steve M. motions to accept site plan as presented review. Jock seconded. Unanimous approval from board. Motion carries.

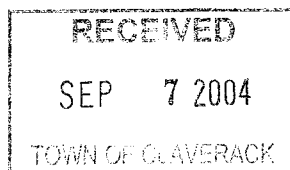
**Thomas Meltz ( 112.02-1-53 )** 738 RT 217 Mellenville. Applicant seeks an area variance for a shed already constructed. Applicant apologized to board, saying structure, although flowers are on, seed is down, is moveable. House is actually closer to road than shed. Borderline and wetland issues were discussed. Mike suggests DEC come and inspect the site and put in writing that they are okay with putting the shed that close to the creek. Word from DEC should come in form of a signed/stamped letter on DEC letterhead. Public Comment opened: None. Public comment and case to be carried to next month.

**Wamick, LLC (112.-1-59 )** 341 Rt 217 Hudson. Applicant seeks a use variance to use part of old Ockawamick school for records storage. 30,000sf are used by Questar and 40,000 sf are left vacant. Records require temperature control. Deliveries and access were discussed as well as safety issues. Public comment opened. Neighboring resident Phil Tkay of 465 Tishauer Rd asked about tractor trailers. Applicant said there would be one at start and then only a minivan after that. Deliveries restricted to 8am-5pm each day. Rob discussed the way the zoning code is, a use variance is hardest to acquire because of the three criteria that must be met. Public hearing and case moved to next month.

Norma motioned to end meeting. Frank seconded. Unanimous vote. Meeting ended at 8:30 pm

Board met in executive session to discuss temporary signage and zoning regulations.

Approved August 25, 2004



Respectfully submitted,