

Mans

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

Minutes of the September 22 meeting of the Zoning Board of Appeals

Meeting called to order by acting chairman, Michael Brandon at 7:30 pm. Present were board members, Paul Gundrum, Steve Harder, Frank Clegg, Jock Winch, Steve Melnyk, and chair Michael Brandon. Secretary, Caren Mahar, Town Attorney, Rob Fitzsimmons, Town Engineer Gary Stuart also in attendance. Norma Barnard was absent.

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 August 2004 ZBA meeting minutes. Frank motioned to accept minutes with a couple spelling corrections. Paul seconded motion. All in agreement. Motion to accept minutes with spelling changes carried.

Robert Johanson (122.-1-7.200) Applicant did not show or contact in any way any member of the board about an absence. A notice will be sent to applicant reminding him of the 90 day rule.

William First/Keil Construction (101.-1-54) Applicant is seeking special exception and site plan review for self storage at 41 Ginsberg Lane, Hudson. Applicant would like to put in 10 units (prefab) for self-storage operation. The East End would comprise the first phase of 11,250sf in three units. Applicant supplied a drainage plan. In 11 "buildings", not sure how many individual units that would comprise, up to manufacturer. Possibly room for expansion if the concept takes off with available land possible. Applicant provided traffic Flow design. Rob suggests applicant look into a "Road Maintenance agreement" with other neighbors as road is private. The sign is pre-existing and will just change wording. A Storm water plan (because over an acre is affected,) needs to be submitted, a notice of intent filed with the State (DEC) as well as full drainage plan. Plot survey needs to be more specific in labeling distances between borders of landowners and distance between buildings, well and septic. A plan showing front and side elevations as well as contours (spot elevation map), and a sketch of the sign design for permit are all expected for next meeting. Permit for demolition or removal of pole barn to clear land for units would need to go through the building inspector.

Chairman Michael opens case to public comment. 8:01 pm. There is none. Comment period moved to next month with case.

Frank motions to adjourn meeting. Steve seconded. Chairman adjourned meeting at 8:05pm

Approved 10/27/04

Respectfully submitted,



Caren Mahar, Secretary

