

Mahar

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

Minutes of the October 27, 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, Norma Barnard, Paul Gundrum, Steve Harder, Frank Clegg, Jock Winch, and chair Michael Brandon. Secretary. Caren Mahar, Town Attorney, Rob Fitzsimmons, Town Engineer Gary Stuart also in attendance. Steve Melnyk 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 September 2004 ZBA meeting minutes. Frank motioned to accept minutes with change that "Norma Barnard was NOT present". Paul seconded motion. All in agreement. Motion to accept minutes with change carried.

Robert Johanson (122.-1-7.200) Applicant did not show or contact in any way any member of the board about an absence for second month in a row. Applicant to be reminded of 90 day rule again by certified mail.

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 complete survey plans with elevations, NOI with state, contours, specifics on distances of well, septic, buildings and borders as well as sketch of design to be used for sign out on Rt 66. Since sign is pre-existing, applicant can use same structure (size) repainted with new design for his storage business. Gary suggests to board that if they decide to approve the plan, it should be conditional on submission of "Storm Water Prevention Plan" for the construction phase. Discussion followed regarding to long form of SEQ. Paul motioned to accept a declaration of negative impact on this project. Frank seconded. All agreed. Motion of declaration of negative environmental impact carried unanimously.

Chairman Michael opens case to public comment. 7:50 pm. There is none. Public hearing closed at 7:50pm. Jock motions to accept site plan as shown, conditional on submittal to this board of a storm water prevention plan. Steve H. seconded motion. All in favor. Motion carried.

NEXT MEETING: Because of upcoming holidays in November and December, the board decided to change the regular meeting time/day of the ZBA for these to months to be a combined meeting on December 8, 7:30pm.

Note: "Stewardship of Millbrook Road presentation did not occur as presenters showed up after meeting was adjourned and community members present to hear presentation had already left.

Norma motions to adjourn meeting. Steve seconded. Chairman adjourned meeting at 7:55 pm.

Draft 11/4/04

Respectfully submitted,

CM

Caren Mahar, Secretary

