

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

Minutes of the April 27, 2005 meeting of the Zoning Board of Appeals

Meeting called to order by chairman, Michael Brandon at 7:45 pm. Present were board members Frank Clegg, Jock Winch, Norma Barnard, Steve Melnyk and Steve Harder, chairman Michael Brandon; secretary Caren Mahar,; Town Engineer Joe Romano also in attendance. Member Paul Gundrum was absent. Julie ____ came in Rob's place at 8:15pm

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 February 2005 ZBA meeting minutes. Frank motioned to accept minutes without change. Steve Harder seconded motion. Motion carried unanimously for minutes to be accepted.

Robert Johanson (122.-1-7.200) Applicant made no contact with any board member and did not show. (#1).

Mihail Chemiakin/ John Malasky: (121.3-2-23) 67 NYS Route 23 Request to convert prior non-conforming commercial and business use to private artist's studio and private library. Mr. Spampinato sent a letter requesting to be moved to the May 25 meeting date.

Bioforce/ (101.-1-2.111) 1869 Route 9H, Hudson Site Plan review for warehouse and wholesale business. Michael Kipp represented applicant and presented board members with new site plans. There was discussion about the sewage capabilities and water capabilities at commerce park. Board asked for letter from Greenport re: water, sewer and fire protection Also a request for a Storm water management plan, a Notice of Intent. Hours of operation were established as M-F 9-5:30 with no outdoor storage and no storage of toxic materials. Bioforce is a distributor of wholesale herbal and natural products. FedEx and UPS do the deliveries, so no bans will be in and out. 14 employees expected, projected at best to be 28. Requested applicant submit an artistic rendering with size, lighting, etc. including sign. Public Hearing opened at 8:20 pm. No comment. Continued to next month.

Dawn and Russ Slater, 10 Orchard Grove Lane

Request for Area Variance for setback on pool at their home. Applicant and dissenting neighbor presented sides. Jock Winch and Norma Barnard recused themselves. Harriet, neighbor, met with her attorney Carl Whitbeck and Mrs. Slater met with her attorney Mark Gold. Harriet said she was withdrawing letter from attorney saying she wasn't opposed to because she still is. Dawn still represented by Mr. Gold. Harriet is no longer represented by Mr. Whitbeck. Board suggested two parties work out an agreement that both sign and bring with them next month.

Frank motions to close meeting. Steve M. seconds. All agree. Chairman adjourns ZBA meeting at 9:00pm.

Draft 5/15/05

Respectfully submitted,

Caren Mahar, Secretary

