

Approved March 28, 2016

Village of Kinderhook Zoning Board of Appeals

Minutes of February 22, 2016

Present	K. Gray; D. Sullivan, Chair; G. Seaman; J. Callahan;; R. Fitzsimmons, Village Attorney
Absent	C. Weaver, Liaison; G. Smith, CEO/ZEO
Also	Stephen & Janet Shpur
Workshop	<p>D. Sullivan announces that M. Van Allen has resigned from the board immediately.</p> <p>D. Sullivan discusses with attorney that we should inform CCPB that Ms. Schoomaker has withdrawn her application, Kristina will email them.</p> <p>D. Sullivan also asks that we update the calendar on our village web site to reflect that correct timing of our meetings as it is still incorrect. Kristina will email the Deputy Clerk again.</p> <p>K. Gray reads over the process of reviewing standards when determining an application for an Area Variance that was based on a discussion her, R. Fitzsimmons and D. Sullivan had with Wade Beltrano, an attorney at NYCOM .</p> <p>D. Sullivan suggests that the Zoning Board of Appeals Board talk to the Comprehensive Plan Committee to see if there is anything in the plan that they should be considering and/or reviewing. R. Fitzsimmons states that he will pull all the changes from 2009 until now and email them to the board. Kristina suggests that they could attend the next meeting.</p>
Call to Order	7:30 PM D. Sullivan opens meeting.
Minutes	J. Callahan made a motion to approve December 28, 2015; G. Seaman seconded; all in favor.

Funds Remaining	\$648.08
Correspondence	NONE
New Business	<p>Stephen & Janet Shpur Area Variance 16 Railroad Ave 43.16-1-41</p> <p>S. Shpur opens by explaining that they want to put up a shed on their property as they converted their garage into lower level living space and need a place to store lawn mower, etc. Janet adds that due to health issues they need to have everything on a level area and closer to the house. They added a shed a few years ago down the back slope on a hill at the end of their back yard and it is not easily accessible for him. The only flat area to set the 10x12 shed they are proposing to add would be in the front yard to the side/front of the house. The other flat area is where the septic is and the remaining yard is sloped. There is no neighbor on that side of the house and it is a vacant lot. The board talks about what the code book requires. R. Fitzsimmons, village attorney states that an accessory building would not apply in this case and would have to have a 25' side yard, 15' front yard and 50' rear yard set backs to comply with code. The board discusses this with the applicant and go over what they are requesting and what they will need. They discuss the existing shed in the back of their property and ask that the applicant get back to Glenn prior to March 18 with the exact variances they are requesting for the side and front yard setbacks. K. Gray motions to set Public Hearing on Monday, March 28, 2016 at 7 PM as long as all requested documentation are received; J. Callahan seconds; all in favor.</p>
Old Business	NONE
Next Meeting	March 28, 2016
Adjournment	7:56 PM K. Gray moved to adjourn; J. Callahan seconded; all in favor.

Kristina Berger

Secretary to Zoning Board of Appeals