

APPROVED March 27, 2017

## **Village of Kinderhook Zoning Board of Appeals**

### **Minutes of March 28, 2016**

Present	K. Gray; D. Sullivan, Chair; G. Seaman; J. Callahan; R. Fitzsimmons, Village Attorney; G. Smith, CEO/ZEO
Absent	C. Weaver, Liaison
Also	Stephen & Janet Shpur
Public Hearing	7:20 PM      Stephen & Janet Shpur Area Variance 16 Railroad Ave 43.16-1-41  D. Sullivan opens public hearing, no public comment. S. Shpur reiterates that the placement of the shed is due to medical issues and is the only flat spot in the yard closest to the front door. D. Sullivan closes public hearing.
Call to Order	7:23 PM D. Sullivan opens meeting.
Minutes	J. Callahan made a motion to approve February 22, 2016; K. Gray seconded; all in favor.
Funds Remaining	\$621.56
Correspondence	The Future of Oak Forests forum on Saturday May 7, 9-12 held by the Dutchess County Land Conservancy
New Business	NONE
Old Business	Stephen & Janet Shpur Area Variance 16 Railroad Ave 43.16-1-41  R. Fitzsimmons states that there is no area variance required and all measurements are up to code but they are requesting a variance under 130-11C Accessory uses enclosed in a building shall not be located in a required front yard or side yard but may be located in a required rear yard, subject to provisions of 130-16E, and provided such building shall not be located closer than 10 feet to a rear or side lot line as they are asking for their shed to be placed in

the front yard. The board reviews the Area Variance Finding Sheet and all agree that the benefit to the applicant DOES outweigh the Detriment to the Neighborhood or Community. R. Fitzsimmons reviews the SEQR form with the board and all agree that this application will not result in any significant adverse environmental impacts. G.. Seaman moves to accept a negative declaration on behalf of SEQR; D. Sullivan seconds; all in favor. D. Sullivan motions to approved application for a variance under 130-11C to put the shed in front yard; G. Seaman seconds; all in favor.

Other

J. Callahan notes that in the code book we are required to have public hearing notices listed in the paper at least 15 days prior to the hearing and 5 days out to the surrounding residents. He also states that every application needs to be referred to the planning board at least 10 days prior to their next scheduled meeting in order for the application to go to public hearing. The board agrees after this application that they will adjust their processes to follow the code book.

The board discusses new members interested in joining the board and will wait to hear from the Village Board as to who they will be appointing.

D. Sullivan updates the board on the comprehensive Plan Committee meeting he attended last month.

The board discusses the different properties in the business district and what is up and coming with Economic Development.

The board discussed the continuing appointment of D. Sullivan as Chair, all are in favor and will he will communicate his willingness to the Mayor so the Village Board can appoint him at their organizational meeting.

Next Meeting

April 25, 2016

Adjournment

8:04 PM D. Sullivan moved to adjourn; J. Callahan seconded; all in favor.

Kristina Berger

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Secretary to Zoning Board of Appeals