

APPROVED April 24, 2017

Village of Kinderhook Zoning Board of Appeals

Minutes of March 27, 2017

Present	K. Gray; D. Sullivan, Chair; G. Seaman; J. Callahan; B. Van Alstyne; G. Smith, CEO/ZEO; J. Dunham, Liason/Mayor
Absent	R. Fitzsimmons, Village Attorney
Also	Andrew Scharoun; Larry Enoch; Jon Meade
Call to Order	7:07 PM D. Sullivan opens meeting.
Minutes	G. Seaman made a motion to approve March 28, 2016 minutes; J. Callahan seconded; all in favor. B. Van Alstyne abstains as he was not a member at the time.
Funds Remaining	\$1,229.40
Correspondence	NONE
New Business	<p>Solar Panel Law Review</p> <p>The board discusses the rough draft from the Planning Board on the Solar Panel Law. K. Gray asks about these laws being tested in other areas. G. Smith will send the Greenport solar law for the board to review as a template. There is some confusion and conflict with Section G and the board all agree that deleting the entire section out would be the best solution. Jim Dunham and the board discuss other updates and he will send all to the planning board for suggested edits.</p> <p>John Meade 432.20-2-14 15 Chatham Street Use Variance</p> <p>G. Smith explains that this is an area variance not a use variance and he has all the updated applications. The resident is proposing converting his barn into a 2 family unit with 2 car garage. The use is permitted since it is in the B1 district so no need for a use variance but the 2 unit apartments will make 3 units on the property and the code required 20,000 sq ft per unit. The property is currently .7 acres which is less than 40,000 sq ft so they need an area variance. John Meade (owner of property at 15 Chatham) and Andrew Scharoun (contractor) goes over plans with board. Larry</p>

Enoch (neighbor) states that he has no objections to this proposal. The board asks for a recommendation from the Planning Board which will be requested prior to the next meeting for review. Public Hearing is set for April 24, 2017 at 7:15 PM

Old Business

NONE.

Other

Organizational Issues

D. Sullivan states that he had talked to the Mayor J. Dunham and he asked for a recommendation from the committee members for who should be appointed as officers. B. Van Alstyne states that it is the Mayor and the village board that appoints these positions and we should leave it up to them and does not agree this conversation is appropriate. J. Callahan motions that the board appoints D. Sullivan as Chair and G. Seaman as Vice Chair; all member are in favor with B. Van Alstyne abstaining.

Next Meeting

April 24, 2017

Adjournment

7:55 PM B. Van Alstyne moved to adjourn; K. Gray seconded; all in favor.

Kristina Berger

Secretary to Zoning Board of Appeals