

APPROVED June 26, 2017

**Village of Kinderhook  
Zoning Board of Appeals  
Minutes of May 22, 2017**

Present	K. Gray; D. Sullivan, Chair; G. Seaman; J. Callahan; B. Van Alstyne; G. Smith, CEO/ZEO; R. Fitzsimmons, Village Attorney; D. Flaherty, Liaison
Also	Pat Armstrong; Steve Matheke; Peter Van Alstyne
Workshop	<p>7:05 PM D. Sullivan opens the workshop. The board discusses NY State Judicial Standards and reviews worksheet distributed by David. R. Fitzsimmons discusses process with the board and if it was to come to a court involved matter he would do an affidavit with the Chair of the board prior but we have the minutes and information to show our process as well.</p> <p>The board discusses the solar panel law briefly and asks that G. Smith send them the most updated copy for final review and recommendations.</p>
Call to Order	7:17 PM D. Sullivan opens meeting.
Minutes	J. Callahan made a motion to approve April 24, 2017 minutes; K. Gray seconded; all in favor.
Funds Remaining	\$1,099.94
Correspondence	Planning Board Minutes regarding the St. Paul's application
New Business	<p>St. Paul's Church 43.20-2-53 4-6 Sylvester Street Minor Area Variance Pete Van Alstyne discusses application with the board. He shows them the proposed lines and explains why they were chosen. This 2.9 acre lot was once 3 parcels and this house was separate at one time. They are trying to make the lot as fair for everyone involved as they want to subdivide and sell the house as a separate lot. The Planning Board discusses at their last meeting what is required for the area variance application. Side Set Back – proposing 14.6 feet and code requires 25 feet, Lot Size – proposing 10,734 sq. ft. and code requires 20,000 sq. ft., and Lot Width – proposing 108.57 feet and code requires 125 feet. B. Van Alstyne asks about the sewer being hooked up. R. Fitzsimmons state that in the grant</p>

application, the church could hook up at any time and that the house would be able to as well. The church was waived fees when they decided to hook up to the sewer but if the house changes hands, the regular fees will have to be paid for the house to hook up. B. Van Alstyne moves to accept application and set public hearing for June 26, 2017 at 715PM; G. Seaman seconds; all in favor.

Old Business

NONE

Next Meeting

June 26, 2017

Adjournment

7:36 PM J. Callahan moved to adjourn; K. Gray seconded; all in favor.

Kristina Berger

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Secretary to Zoning Board of Appeals