

FINAL approved January 28, 2019

**Village of Kinderhook
Zoning Board of Appeals
PUBLIC HEARING
Minutes of June 25, 2018**

Present K. Gray; D. Sullivan, Chair; J. Callahan; G. Smith, CEO/ZEO; D. Flaherty, Liaison

Also Jodi McComb; Amy Buckner

Absent G. Seaman; R. Fitzsimmons, Village Attorney

Public Hearing Jodi McComb Area Variance for Shed
43.20-1-22 7 Albany Ave
7:10 PM D. Sullivan open public hearing. G. Smith states that the current application has been amended with a 3' setback for a 7' variance per a neighbors request of placement of the shed to the other side of the garage. New application is submitted, reviewed and submitted to board. Applicant, Jodi goes over new placement and states that neighbor on the other side (Columbia County Museum) is ok with new placement. Neighbor, A. Buckner states that when she got the public hearing notice she went and talked to Jodi to find out that the shed would block her view of the Vanderpoel House and Jodi agreed to move it to the other side of her yard to avoid conflict and she is very grateful and happy with the new placement. No more public comment.

Call to Order 7:15 PM D. Sullivan opens meeting.

Old Business Jodi McComb Area Variance for Shed
43.20-1-22 7 Albany Ave
Board discusses new application and agrees that only one 7' side yard variance is required with new placement. J. Callahan motions to accept new application; K. Gray seconds, all in favor. Board reviews Area Variance Findings & Decision. 1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties. All board members agree NO. 2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance. Board discusses the already adjusted application and accommodations, no other complaints, no other place to put shed. All board members agree NO. 3. Whether requested variance is substantial . Since it has been decrease all board members agree NO. 4. Would the

variance have an adverse impact on the physical and environmental conditions in the neighborhood. All board members agree NO. SEQR is not required per Rob. 5. Whether the alleged difficulty was self-created. All board members agree YES but it is not an unreasonable request for garden equipment to have a shed, better than the alternative of in the yard, under tarps, etc. so still benefits village. D. Sullivan motions to approve application for 7' side area variance as the benefit to the applicant DOES outweigh the Detriment to the Neighborhood or Community; K. Gray seconds, all in favor.

New Business

NONE

G. Smith states nothing on opening of the Dutch Inn yet but also waiting on application for possible bike shop in the corners store in town.

Minutes

J. Callahan made a motion to approve May 29, 2018 minutes; D. Sullivan seconded; all in favor.

Funds Remaining

\$1,800.00

Correspondence

NONE

Next Meeting

July 23, 2018

Adjournment

7:42 PM D. Sullivan moved to adjourn; J. Callahan seconded; all in favor.

Kristina Berger

Secretary to Zoning Board of Appeals