

**Town of Kinderhook
Zoning Board of Appeals
3211 Church Street
Valatie, NY 12184
June 4, 2020**

Draft

Minutes

The Town of Kinderhook Zoning Board of Appeals met on Thursday, June 4, 2020, at 7:00pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The Chairman called the meeting to order and the secretary called the roll.

A. Roll Call

Present

James Hogencamp, Chair
Regina Rose
Walt Simonsmeier
Lorne Dawes
Timothy Stever
Andy Howard, Attorney
Nataly Dee Jones, Secretary

Excused

None

Absent

None

Also in Attendance

Mr. Voss

B. Correspondence

1. Review of Minutes: 11/7/2019

Mr. Hogencamp made a motion to approve the minutes from the November 11, 2019 meeting. Mr. Stever seconded the motion. Mr. Dawes abstained. Motion carried.

C. Public Hearings

1. None;

D. Old Business

1. None;

E. New Business

1. **Leonard, Dean, 932 Route 28, Valatie - Side Yard Setback Area Variance for Replacement of an existing Garage;**

Mr. Hogencamp explained the process to Mr. Leonard and invited him to explain his application. Mr. Leonard addressed the board and stated that he has lived in the house for 26 years. A second story was added to the house in recent years. He explained the condition of the existing detached garage, which he said was in rough shape and in need of repair. He stated that the structure is 20' wide with 2-8' doors, which does not allow him to pull his full-sized truck inside. Additionally, he noted that it would be more economical to replace the structure rather than make repairs. He is proposing a structure of 24' in width, which would be 4' closer to the property line. That would place the side of the structure 12.5' off the property line. He would like the structure to be 12' off the side property line. He would like to increase the depth of the structure to be able

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to have a shop at the rear of the garage. He noted that the lot is narrow (100' wide), but deep (3.6 acre lot). The rear of the lot is wetlands and unusable. Mr. Leonard provided Google photos of the property (reviewed and on file). Mr. Leonard addressed the driveway location noting that if he widened it, it would make it easier to access the garage. He proposes one large door, instead of two smaller doors. Currently, the garage is 16.5' from the property line. The septic and dry-well are located at the rear of the house.

The setback in R2 zone is 25'. The property is a prior-non-conforming lot. The applicant is requesting a 4' side-yard setback variance. The board asked if Mr. Leonard has spoken with his neighbors. He stated that he has tried, that scheduling is difficult, but will continue to have dialogue with them. Mr. Simonsmeier recommended that if the neighbor would submit a letter in favor of the proposal that may be helpful.

Mr. Dawes made a motion to set a public hearing for July 2, 2020 at 7:02pm. Mr. Simonsmeier seconded the motion. All in favor. Motion carried.

2. Holliday, Thomas, 53 West Shore Drive, Valatie - Side Yard Setback Area Variance for Construction of a Detached Garage,

Mr. Holliday addressed the board and distributed a summary of the power-point presentation. He has a letter from the neighbor in support of the proposal from Michael and Melissa Miller 35 West Shore Drive. Mr. Holliday read the letter (on record). Mr. Holliday explained the scope and rationale of the project, which is for a 3-car detached garage. He explained the garage would be a single story, detached garage on a concrete slab with 1150 sq' of space for storage, hobby use and to accommodate projects, automobiles and yard equipment, etc. He addressed the physical nature of the property and reviewed several photographs of the property from several vantage points. The structure is proposed to be 36' wide x 33' deep with a roof peak not to exceed 17'. The roof pitch and materials would match the house roof pitch and eave dimensions. Aluminum and vinyl siding are proposed. The structure would be accessible from 3 sides with doors and windows on 4 sides. Mr. Holliday is requesting a 12' side yard setback area variance from the corner of the building to the property line. He noted that the neighbor's house is 150' from the proposed structure.

The physical features of the property were reviewed. The property is an odd shape, there is a horse-shoe driveway. The well and septic and utilities locations were reviewed and it was noted that their location make it difficult to place the structure elsewhere on the property. It was pointed out that there is tree coverage around the property line to shield view from the neighbors. Mr. Holliday addressed possible alternatives to the proposed location that were considered when developing the proposal.

Mr. Hogencamp made a motion to set a public hearing for July 2, 2020, at 7:10pm. Mr. Dawes seconded the motion. All in favor. Motion carried.

G. Liaisons

1. Village Planning Boards;

1. Town Board;

H. Other

1. Public Comment

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Mr. Dawes made a motion to adjourn. Mr. Hogencamp seconded the motion. All in favor.
Motion carried. Meeting adjourned at 7:57pm.

Respectfully submitted,

Nataly D. Jones