

**Town of Kinderhook  
Zoning Board of Appeals  
3211 Church Street  
Valatie, NY 12184  
November 5, 2020**

Draft

**Minutes**

The Town of Kinderhook Zoning Board of Appeals met on Thursday, November 5, 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  
Andy Howard, Attorney  
Nataly Dee Jones, Secretary

Excused

Lorne Dawes  
Timothy Stever

Absent

Mr. Voss

**B. Correspondence**

1. Review of Minutes from 10/1/2020

Mr. Simonsmeier made a motion to approve the minutes. Mr. Hogencamp seconded the motion. All in favor. Motion carried.

**C. Public Hearings**

1. 7:02 pm - Eggleston, Rodney and Joyce, 10 Small Hawley Point Road, Niverville – Area Variance, rear yard setback;

The secretary read the notice (on file).

Mr. Hogencamp made a motion to open the public hearing. Mr. Simonsmeier seconded the motion all in favor. Motion carried.

Mr. Ryan, representing the applicant, addressed the board and reviewed the scope of the application for the board. The proposal is to replace the existing second story while remaining in the original footprint of the foundation. The new second story would be cantilevered toward the lakeside. The proposal as drawn would require an additional 5' toward the lake. The dimensions of the second story are drawn as 27' x 36'.

Ms. Stephanie Ruchel inquired about the size of the ground floor. Ground floor dimensions are 18' x 36'.

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It was noted that this lot is a pre-existing non-conforming undersized lot. The second story would add an additional 10' rise above the existing roof ridge. The existing side deck will not be replaced. The existing addition would be removed and not replaced.

Board discussion ensued. The location of the house in relation to the neighborhood was identified. It was thought there would be little negative visual impact to the neighbors. Ms. Rose thought it would be an improvement to the neighborhood. Construction materials were presented.

Mr. Hogencamp made a motion to close the public hearing. Ms. Rose seconded the motion. All in favor. Motion carried.

Mr. Simonsmeier made a motion to approve the application as presented noting that it meets all of the guidelines. Ms. Rose seconded the motion. All in favor. Motion carried.

Fees in the amount of \$50 were received.

**D. Old Business**

1. None;

**E. New Business**

1. None;

**G. Liaisons**

1. Village Planning Boards;
2. Town Board;

**H. Other**

1. Public Comment

Mr. Hogencamp made a motion to adjourn the meeting. Ms. Rose seconded the motion. All in favor. Motion carried. Meeting adjourned at 7:18pm.

Respectfully submitted,

Nataly D. Jones, Secretary