

ZONING BOARD OF APPEALS – WEDNESDAY, APRIL 13, 2011

Board Members Present: Chair Mark Huston, Dan Gibson, John Pohodzay and Lew Streeter. Excused for cause: Jim Galvin.

Kinderhook Sportsmens Club submitted an application for an area variance. They are a non-conforming use property. Special Use Permit application that had been submitted to the Planning Board has been removed.

Chair Huston spoke at the Planning Board meeting held on April 6 so he will recues himself from voting on this issue before the Zoning Board.

The existing building on the property is 1300 sq ft. The club would like to add an addition and re-do the roof. They would like to add a 10' extension along the back of the building and plan to change the roof line.

Board member Gibson stated the expansion will just be used for storage space.

Chair Huston read relevant section in code book. As per 190-58-g-2.a, a pre-existing non-conforming use, if less than 50% of total building expansion is acceptable.

Area variance standards must be considered.

Chair Huston asked for membership rolls from the club and asked if they planned to hold more events. Also asked if an increase in membership was expected because of the proposed building expansion. All answers were no. The club expects no increase in traffic and no new members are expected. They club doe snot plan to do a membership drive.

Board member Pohodzay stated that the building will be changing in size, but not in purpose.

Board member Gibson stated that the club would not be changing the utilization of the building.

Chair Huston stated the club has the right to petition to change the use. They are not asking for that. If they did, there would probably be restrictions.

Board member Pohodzay asked what the club does for storage right now.

Chair Huston asked if adding an attic to the building would be possible.

Board member Pohodzay stated that no pitch change in roof is planned, so they will not be adding an attic.

There are more buildings shown on the maps presented. It was asked if the club will be removing any of them after the addition is complete.

Board member Pohodzay stated that the application seems simple and straight forward. The building inspector still has to visit the site.

Chair Huston stated that the club is still before the Planning Board because the footprint of the building will change.

Motion made by Lew Streeter, seconded by John Pohodzay to accept the completed application for an area variance from the Kinderhook Sportsmens Club. All members approved.

Public hearing will be held on May 11.

Chair Huston will cover the next application night.

Motion made by Dan Gibson, seconded by Lew Streeter to adjourn meeting. All approved.

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