

**Town of Berne
ZBA Meeting Minutes
March 19, 2025**

Public Hearing:

- Chairman Spargo called the meeting to Order
- Pledge of Allegiance
- Roll Call: Chairman Spargo, Board Member Godin, Board Member Kisselback and Board Member Lyons. Board Member Bauer was absent. A Quorum was established.
- Board Member Godin made a motion to approve the meeting minutes from February 19, 2025, Board Member Kisselback seconded, Motion was passed with all Members voting AYE.
- The Applicant Kathleen Hendricks gave a quick recap of the project they required a variance for to the Board.
- Mr. and Mrs. Curtis a neighbor on one side of the proposed project showed up to speak against the Variance being approved. They stated that they were concerned about drainage runoff from the proposed roof over the camper, and how they think that a roof will interfere with the natural lighting if for example they wanted to read in the middle of the day inside their own camper. After the applicant and the President of the Woodstock Lake Association explained that times are changing and unfortunately the campers are bigger now, so the roofs are taller and longer to accommodate the size, and that Ms. Hendricks is not doing anything different than everyone else in the campground.
- Chairman Spargo made a motion to close the Public Hearing, Board Member Godin seconded, motion was carried with all members voting AYE.

Regular Meeting:

New Business:

- Lucas Vandenburg 15 Hungerford Rd. East Berne (SBL# 92.-1-12) Area and Setback Variance. Mr. Vandenburg is asking for a 66% Variance because he would like to build a cold storage garage, which doesn't meet the offsets from the East side property line.
- Chairman Spargo made a motion to hold the Public Hearing for the Variance on April 16, 2025, at 7PM, Board Member Godin seconded, the

motion was carried with all members voting AYE.

Old Business:

- **Kathleen Hendricks and Jerome Baum (SBL # 103.10-2-10) Area and Setback Variance**
- **The ZBA Members filled out their Variance Decision Worksheets, the following five questions were answered by each Board Member for Kathleen Hendricks and Jerome Baum.**

Area and Setback Variance

1. **NO**
 2. **NO**
 3. **NO**
 4. **NO**
 5. **NO**
- **A Roll Call Vote to Grant or Deny the Area Setback Variance Application for Kathleen Hendricks and Jerome Baum are as follows:**
Chairman Spargo – Grant
Board Member Kisselback – Grant
Board Member Godin – Grant
Board Member Lyons – Grant

In a Unanimous vote the Area Setback Variance for Kathleen Hendricks and Jerome Baum was Granted.

- **Board Member Kisselback made a motion to adjourn with Board Member Lyons seconding the motion, motion was carried with all members voting AYE.**

Respectfully submitted,

Peggy Deitz

Administrative Assistant

