

APPROVED MAY 4, 2017

**Village of Kinderhook
Planning Board
Minutes of April 6, 2017**

Present	S. Patterson, Chair; M. Cabral; B. Charbonneau; G. Smith, CEO/ZEO; R. Fitzsimmons, Village Attorney; R. Phillips, Liaison
Also	Jim Tuttle; Steven Matheke; Pat Armstrong; Jennifer Birckmayer; Bernadette Powis; Peter Van Alstyne
Absent	Kevin Monahan; Abraham Van Alstyne
Workshop	<p>7:00 PM Sue opens up workshop. The Zoning Board of Appeals has asked for a recommendation from the Planning Board on the area variance application for John Meade 43.20-2-14 as he came to the Planning Board last month for the site plan and was referred to Zoning Board for area variance first. Board discusses and R. Fitzsimmons will put together a letter and send to them for their review prior to the April 24, 2017 meeting.</p> <p>St. Paul's Church 6 Sylvester Street 43.20-02-53 Minor Subdivision Peter Van Alstyne speaks about the application to separate 4 Sylvester Street house from the rest of the church property. The lot would only be 10,734 sq ft and speaks with the board about placement and shape of lot as to why this is really the best lay out for both properties. S. Patterson asks about set back. G. Smith and R. Fitzsimmons discuss the code with the board and there will be a side set back required. The board discusses the placement of the sewer line and possibility of the house being able to connect in. M. Cabral asks about the septic and leach field placement, P. Van Alstyne will check where it is located and make sure to have that information for the next meeting.</p>
Call to Order	7:33 PM
Minutes	M. Cabral motions to approve March 2, 2017 minutes; B. Charbonneau seconds; all in favor.
Funds	\$6, 252.31
Correspondence	NONE

- New Business St. Paul's Church 6 Sylvester Street
43.20-02-53 Minor Subdivision
Planning Board discusses the application. B. Charbonneau asks if it is free of lead. P. Armstrong states that it has passed Health Department requirements. This application will first be referred to the Zoning Board of Appeals before they can make a decision on the subdivision for:
1. Side Set Back – proposing 14.6 feet and code requires 25 feet
 2. Lot Size – proposing 10,734 sq ft and code requires 20,000 sq ft
 3. Lot Width – proposing 108.57 feet and code requires 125 feet
- M. Cabral motions to refer application; S. Patterson seconds; all in favor.
- Old Business Solar Law Update
Board reads comments from J. Dunham, Mayor regarding the feedback from all board on the proposed new law. G. Smith will send the board the NYS requirements on solar panels so they have this information to update the village law. Board agrees with all the changes proposed and M. Cabral will update and redistribute for another review.
- Next Meeting May 4, 2017
- Adjournment 8:00 PM S. Patterson moves to adjourn; M. Cabral seconds; all in favor.

Kristina Berger

Secretary to Planning Board