

Approved May 3, 2018

**Village of Kinderhook
Planning Board
PUBLIC HEARING
Minutes of August 3, 2017**

Present	S. Patterson; M. Cabral; B. Charbonneau, Chair; Abram Van Alstyne; G. Smith, CEO/ZEO; R. Fitzsimmons, Village Attorney; R. Phillips, Liaison
Absent	Kevin Monahan
Also	Ann Birckmayer; Jon Meade; Andrew Schoroun; Kim Gray
Public Hearing	7:00 PM John Meade 15 Chatham Street 43.20-2-14 Site Plan Review John Meade speaks about his application for site plan review to convert the barn into a two family residence. He has given Dave Salsbury (neighbor) \$1,000 to plant shrubs to reduce the site line, showing the line on the map to the board. He has proposed to remove one of the two windows on the other side of the barn and frost the remaining window as it is a egress and cannot be removed to take care of Ann's (neighbor) concerns. He will be increasing Larry's (neighbor) fence to all be at 6' to give more privacy, pending HPC approval. Lighting will be down lit dimmed barn lighting no flood lights. Parking will be gravel, no blacktop and again went over where the parking will be located on the site map with the board. All around has accommodated all of the neighbors' concerns for privacy. G. Smith states that he has spoken with the architect and everything is up to code. Bruce opens up for public comment. A, Birckmayer asked about who makes sure all of this is done on John's end. G. Smith as the CEO will be overseeing the project and this information will be on file and need to be complied with. She asked about future owners and was assured by the board if anything needs to be changed they would have to come before the board and go through this process again. No more public comment. Public hearing was closed at 7:12 PM
Call to Order	7:18 PM
Minutes	M. Cabral motions to approve June 1, 2017 minutes; A. Van Alstyne seconds; all in favor.
Funds	\$2,861.30

Correspondence B. Charbonneau noted that he sent an email to ZBA with their advisory opinion on the The Flammerie Area Variance request for a sign.

New Business NONE

Old Business John Meade 15 Chatham Street
43.20-2-14 Site Plan Review

M. Cabral states that he is in favor of this project, positive for the village, more foot traffic, compliant with the neighboring apartments, is happy with concessions being made by John. R. Fitzsimmons goes over SEQR form with board and all agree NO to all and asks the boards to issue a negative declaration for SEQR; M. Cabral motions to declare a negative declaration for SEQR; S. Patterson seconds, all in favor. R. Fitzsimmons reads John's letter for file and conditions are as follows:

- I have agreed to pay a \$1,000 for landscaping to be planted by property owner (13 Chatham) to reduce new window site lines. Already paid Dave Salzburg for landscaping.
- I have agreed to remove the second floor window on the left (Office Window) from the North Elevation on the plans already provided to the Planning Committee.
- I have agreed to frost the remaining second floor window on the right to reduce future site lines.
- With Historic Commission approval, I have agreed to modify the current 40 foot run of fencing above 17 Chatham. The run consists of five panels with two of the panels being 6 feet high and the remaining three panels 4 feet high, i have agreed to increase all of the panels to the height of 6 feet at my expense.
- I worked with my Architect and modified the lighting for the project to be non-evasive and downward facing.
- I have agreed to use gravel for parking area of bam and not asphalt.

M. Cabral motions to approve application; A. van Alstyne seconds; all in favor.

Next Meeting September 7, 2017

Adjournment 7:26 PM S. Patterson moves to adjourn; M. Cabral seconds; all in favor.

Kristina Berger

Secretary to Planning Board