

Village of Kinderhook
Historic Preservation Commission
Regular - August 20, 2020
(via Public Zoom Meeting)

Present: Ken Neilson - Chairperson, Ruth Piwonka, Randal Dawkins, Sean Sawyer

Absent: T. Husband

Others Present: Jim Dunham - Village Mayor Liaison, Peter Bujanow - Code Enforcement Officer, Jhori Jurgenson, Tom Grattan, Sharon Rae, Patrick Habron, Kasselmann Solar representatives - Josh DeRush and Lindsey Halse

Workshops: -

K. Neilson brought the meeting to order at 7:02 pm.

Minutes: Motion made to approve the Regular Meeting Minutes of July 16, 2020 pending review by R. Fitzsimmons.
Moved: S. Sawyer; Second: R. Dawkins. Motion carried.
(Received email from R. Fitzsimmons, July minutes reviewed with no changes.)

Funds Remaining: \$2,337.30

Correspondence: **Historic Tax Credit Webinar - NYS Historic Homeownership Rehabilitation Tax Credit**
Landmark Society of Western New York will conduct a tax credit webinar on August 27th. Please register if interested.

Welcome Package Information for New Property Owners in Historic District

Potential buyers, renters, and new property owners need to be informed on what it means to be an owner of property in the Historic District. Draft letters from Renee Shur and R. Piwonka were sent to the Commission members for their review and input. The Commission selected R. Piwonka's letter which she will attempt to edit down to one page. It was also suggested that the Village website, HPC section, be reviewed and possibly changed to make it easier for those searching for Historic District information. A FAQ section

could be helpful. Simplify by listing the process/steps needed when coming before the Commission for project approval. Currently one of the links for Chapter 75 is not working, we are in the process of having that corrected. K. Neilson is working on a list of addresses in the Historic District. J. Bujanow to have the website updated with the current Certificate of Appropriateness and to provide the date of approval of the certificate to N. Heeder.

New Business:

3 Albany Ave/Sign/Jhori Jurgensen

Jhori Jurgenson presented her application to the Commission for an outdoor sign for their non-franchise business “Cosmic Donuts”. Sign will be hung from a pre-existing sign post on the exterior of the building, using eye hooks and a small chain. Original sign dimensions presented in their application did not meet code and after meeting with their sign designer, applicant resubmitted their sign dimensions, meeting code, as follows: rectangular sign to measure 30.52” wide by 9.15” high with letters in pink to read “Cosmic Donuts”. A representational sign of a donut will hang below the rectangular sign and will measure 24.43” wide by 25.69” high.

A letter of authorization from William Better, owner of the property, was submitted to the Code Enforcement Officer for Bonnie Tedder and/or Jhori Jurgensen to obtain their building permit.

Motion made to approve the installation of an exterior representational sign at 3 Albany Ave. meeting criteria in Chapter 75-7C (1, 2, & 3).
Moved: S. Sawyer; Second: R. Dawkins. Motion carried.

A \$10.00 application fee was received in the Village Hall.

5 Church St/Solar Panels/David Horne & Tom Grattan

A letter from homeowners, David Horne & Tom Grattan, was received authorizing Kasselman Solar to represent the applicants for solar panels on the roof of their home.

An application was received for the installation of a 6.9kW roof mounted solar array consisting of 20, flush mounted LG 345 W solar modules on the south-east roof plane, natural pitch. This will be a flush mount system and will cover 368 square feet. Panels are designed with black framing and are glare resistant to reduce visual impact. A structural analysis of the roof by a structural engineer with Westshore Design in Albany was performed. Deficiencies noted by the engineer will be completed prior to the installation of the solar panels. Pictures of the house and roof solar placement were provided along with an alternative ground option installation if necessary. The homeowners prefer and request approval for the roof mount system for its efficiency and increased tax incentives through NYSERDA.

Motion made to approve the roof mounted solar array on 5 Church St. meeting criteria in Chapter 75-7B (3 & 4) and Chapter 75-7C (3).

Moved: R. Dawkins; Second: R. Piwonka. Motion carried.

A \$10 check for the application fee was received.

7 Broad St/Fence/Randal Dawkins

Application with design plans and product information was received for installation of a fence along with a hidden gate. Posts are 8.75” square with Azek post wraps and Azek architectural trim and caps, to be painted house color. “V-Matched” tongue and groove “Good Neighbor” privacy fence in eastern white cedar; both sides the same will be installed. Fence to transition from 6’ to 8’ along south-side of property line, 24’ and 93’ respectively. The 8’ high section of fence was approved by the Zoning Board at their June 22, 2020 meeting.

Motion made to approve the fence at 7 Broad St. meeting criteria in Chapter 75-7B (3) and Chapter 75-7C (1, 2, & 3).

Moved: S. Sawyer; Second: R. Piwonka. Motion carried.

(As the applicant, R. Dawkins recused himself from the approval process.)

A \$10 check was received in the Village Office.

Old Business:

Code Enforcement Officer, P. Bujanow, reported on the recently completed Certificates of Appropriateness. He also updated the Commission on three complaints filed on three properties in the Historic District and his issuance of letters to the owners to comply with maintaining historic structures and vacant property maintenance as stated in Chapter 75 of the “Landmarks and Historic Districts in the Village of Kinderhook”.

Procedures:

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Next meeting of the HPC - September 17, 2020.

Motion made to adjourn at 7:41 pm.

Moved: S. Sawyer; Second: R. Dawkins. Motion carried.

Jacqueline Bujanow, Secretary
Historic Preservation Commission