

Village of Kinderhook
Historic Preservation Commission
Regular Meeting - November 18, 2021
Zoom Meeting

- Present:** Tim Husband - Chair, Ken Neilson - Vice Chair, Elizabeth Martin, Sean Sawyer
- Absent:** Randal Dawkins
- Others Present:** Mike Abrams - Liaison, Kinderhook Village Board, Peter Bujanow - Code Enforcement Officer, Stanley Gresens, Barry Herbold, Paul Calcagno III, Mary Ose, James Morrissey, Gregory Merryweather
- Workshops:** None
- T. Husband brought the Regular Meeting to order at 7:03 pm.
- Minutes:** Motion made to approve the Regular Meeting Minutes of October 21, 2021. Moved: E. Martin; Second: S. Sawyer. Motion carried.
- Funds Remaining:** \$1,025.89
- Correspondence:** Received NYS Legislation - (S.1150-A/A.1228-A) requiring documents to be discussed at open meetings to be made available at least 24 hours prior to meeting.
- Village Square (design/parking) - received emails including history and pictures of the square from Kate Johnson/Village Historian, Renee Shur, and Jim Dunham. J. Dunham to look into the plans and files for additional related information.
- S. Sawyer noted that the internet has provided new “Kinderhook-lore” as it addresses the van parked as a billboard in front of the square.
- New Business:** **6 & 8 Maiden Lane/Fence/Sigrid Gray**
Sigrid Gray submitted her application for replacement of the existing fence between 6 Maiden Lane and 30 William St and an additional 35 feet of new fence to enclose the utility area on the property.

S. Gray's representative discussed the drawings and maps which were also presented with the application:

- gate to be included in the utility area where the wood sheds are, blocking this area from public view, extending the 6 ft fence
- new fence would be 6 ft in height, replacing a 4 ft picket fence and a wire fence, thus, providing one uniform height of fence
- fence to be constructed by contractor Ariel Jones
- finish will most likely be a dark color, true good neighbor fence with vertical boards on both sides and horizontal support boards hidden between the vertical boards

Motion made to approve the application for replacement of existing fence and adding additional fence as presented for 6 & 8 Maiden Lane meeting criteria in Chapter 75-7B (B3) & Chapter 75-7C (1, 2, 3 & 4).

Moved: K. Neilson; Second: E. Martin. Motion carried.

Application Fee of \$10 (check) was received.

30 Rothermel Lane/House Plans/Barry Herbold & Maryanne Wills

Barry Herbold presented his application for house plans "Laurel Cottage", plan #3090 by C. Brandon Ingram Design, commercial architect in Atlanta. Local Architect, Gregory Merryweather has been hired to conform the plans to NYS Code as necessary and to design a basement. This single story cottage of 1,000+ sq ft. to be constructed on vacant land located at 30 Rothermel Lane with a footprint of approximately 45 ft x 45 ft. The house will be situated in the middle of the lot with a circular driveway.

The plans as submitted will have the following change due to the basement addition:

- foundation line in the plan is a brick lattice, brick lattice will be replaced with a brick veneer extending 30" down. It will look very similar to what appears in the plan.

Front & Rear yard zoning variances were approved by the Village of Kinderhook ZBA at their August 23, 2021 meeting. A lot line adjustment, west side of the property, has also been approved by the Planning Board.

Motion made to approve the House Plans, "Laurel Cottage" for 30 Rothermel Lane meeting criteria in Chapter 75-7B (1 & 3) & Chapter 75-7C (1, 2, 3, 4 & 5).

Moved: S. Sawyer; Second: K. Neilson. Motion carried.

Application Fee of \$10 (check) was received.

5 Hudson St./Signs/Paul Calcagno III

Prior to Paul Calcagno III presenting his application, Code Enforcement Officer, P. Bujanow requested if application approval is granted at tonight's meeting, the approval should be contingent upon the "use" being acceptable. Request was

made for the applicant to meet with the Code Enforcement Officer and the Village Attorney next week to refine the “use”, there may be the need for a Planning Board site plan review or an amendment.

Paul Calcagno III stated he will be using the building as a business office during a transition period while developing a site in Valatie for a used car lot. (Transition period could be up to two years based on delays in materials and vehicle backlogs due to the pandemic.) If a vehicle is purchased, the vehicle will be parked in the lot, but, not as a display vehicle. Vehicle information will be listed on line, interested party would come to the business office to complete and transact paperwork and leave.

NYS requires the sale of a minimum of 5 vehicles a year to comply with license requirements. P. Calcagno III has been keeping with the minimum and plans to continue in order to keep the license which takes several years to obtain. He also has a similar setup in Stuyvesant, of which most people are unaware.

Application request for 5 signs:

- NYS Registered Motor Vehicle Sign - 3 ft wide by 2 ft high, red color and a NYS requirement. Sign will be mounted on the front of the building facing the road, below 2nd story window.
- Business Sign - “Heel Motors, LLC”, including phone number - 30 inches wide by 24 inches high, white with black lettering. Sign will be mounted on the front of the building facing the road, below 2nd story window.
- Three small Parking Signs: “Heel Motors Parking Spot 1”, “Heel Motors Parking Spot 2”, “Heel Motors Parking Spot 3” - measuring less than 6 inches, green color with white lettering. Installation of parking signs will be on the right side of the parking lot facing toward the Post Office. Signs to be 3 ft to 4 ft, State requirement. Applicant agreed to place sign height closer to the 3 ft requirement as requested by the HPC.

Motion made to approve the five signs contingent upon the applicant resubmitting his application indicating the actual placement of the two building signs on the building, and placement of the three parking signs in the parking area meeting the criteria set forth in the Kinderhook Village Code - Sign Regulations.

Moved: K. Neilson; Second: S. Sawyer. Motion carried.

A Certificate of Appropriateness will be issued once the applicant re-submits the application with the additional requested information, contingent upon the usage issue being resolved in favor of the application.

Application Fee of \$10 (check) was received.

Old Business:

K. Neilson requested an update from the HPC members regarding the plaque for Ruth Piwonka. E. Martin stated she will follow-up with her contact. K. Neilson presented a picture of a rectangular shape bronze plaque from the International Bronze Company that would accommodate the agreed upon language for the plaque. HPC was in agreement to the style, K. Neilson to forward the link to T. Husband.

Village Square Parking - M. Abrams commented on the number of complaints received for vehicles parked in front of the Village Square. He mentioned the code in the Village books that outlines 15 minute parking for non-commercial vehicles, but, has not been enforced for a long time. Enforcement needs to be addressed, code to be looked at, law enforcement involved, and Route 9 parking considerations as a result of enforcement. S. Sawyer indicated there are a multitude of other parking areas in the Village and the Village and HPC are being challenged by this front and center parking. Discussion of the concept of the area in front the Village Square was also discussed.

Other:

K. Neilson asked the Code Enforcement Officer, P. Bujanow about a little house on Hudson St, on a carriage-like frame sitting on a stone patio area. P. Bujanow indicated it was a “Shepherd’s Hut” on a farm carriage/wagon. A number of complaints have been received regarding this tiny house. After speaking with Village Attorney, it was determined it should be treated as a travel trailer under the mobile home section of the law which allows a travel trailer to be stored in the back rear yard, no closer than 10 ft from the property line. Owner has moved it from the driveway to back of the house, now it’s in compliance with that law. Owner cannot use it for habitable space while being stored on the property. There is a wood stove in the hut, but it should not be in use. Please keep the Code Enforcement Officer informed if you see it’s being occupied.

Procedures:

K. Neilson asked M. Abrams, Liaison to the Village Board, if the HPC could meet in person as the Village Board has been conducting their meetings in that modality. M. Abrams stated he had discussed with the Mayor and it was decided that all committees and commissions to meet via Zoom only. M. Abrams will bring the request forward at the next Village Board Meeting for their consideration.

Next meeting of the HPC - January 20, 2022

Motion made to adjourn at 7:54 pm.

Moved: E. Martin; Second: K. Neilson. Motion carried.

Jacqueline Bujanow, Secretary
Historic Preservation Commission