

Village of Kinderhook
Historic Preservation Commission
Regular Meeting on June 19, 2014

Present: R. Piwonka, Chairperson; R. Blackburn, K. Neilson, R. Dawkins, T. Husband, R. Puckett, Trustee Liaison, and Glenn Smith, Code Enforcement Officer

Absent: -

Also Present: Stuart & Audrey Peckner, and P. Calcagno

R. Piwonka brought the meeting to order at: 7:02 pm

Minutes: K. Neilson made the motion to approve the regular meeting minutes of May 15, 2014, seconded by R. Dawkins, all in favor.

Funds Available: \$2,200.00 (New Fiscal Year)

Correspondence:

- Received letter from Village property owner, Tom Nicholson, regarding property on 3 Church Street.
- Letter sent from the HPC responding to Tom Nicholson's letter dated May 7, 2014.
- Letter sent to the Village of Kinderhook from the HPC regarding the newly installed electrical service in the Village Green.

WORKSHOP

No workshop items

OLD BUSINESS

6 Broad Street/PCJ Development (Paul Calcagno)/Renovation/43.20-1-28

Review

Mr. Calcagno did not have new renderings, with measurements for the doors, windows, and decking for the meeting.

FINAL
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Mr. Calcagno informed the HPC that due to the new basement height (per NYS building code [for new construction]), the new building height will now be 30 feet, up from the original building height of 28' 6". Roof slopes and front angles were discussed as a result of this new height.

Mr. Calcagno stated the front siding would be put in place but no windows, doors or trim boards would be installed until new drawings were presented to the HPC. Ken Neilson questioned the approval of the front siding. Mr. Calcagno's understanding of prior meeting discussions versus actual Certificate of Appropriateness issued by the HPC were in disagreement. Without updated drawings, a "piece meal" approach to the project, the HPC requested Mr. Calcagno to stop further construction at 6 Broad Street until new drawings are presented. Mr. Calcagno agreed and will return to the July 17, 2014 HPC meeting with new drawings.

HPC Secretary, J. Bujanow, will create a form to be used for tracking COAs and approvals from the start of 6 Broad Street construction to-date. This form will be updated as the project progresses and will be available for review at HPC meetings, eliminating the possibility of future miscommunication of project progression between applicant and the HPC.

Summary of Findings and Decision

Mr. Calcagno did not provide new renderings, with measurements for the doors, windows and decking as previously requested. No decisions or approvals were made, construction is on hold, and the HPC awaits new drawings.

NEW BUSINESS (2)

4 Hudson Street/Stuart Peckner/Sign/43.20-2-45

Application

Stuart Peckner submitted an application, dated 6/13/2014, for a sign at 4 Hudson Street. A letter from Carol (DeJarnette) Knaus, owner of the building, was presented indicating her awareness of the application. A \$10 application fee was collected on Thursday, June 19, 2014.

Review

Mr. Peckner presented the HPC with plans to attach a wood sign to the building using screws, above the windows on the first floor of 4 Hudson Street. Sign dimensions: 10 feet wide, 16 inches high. Lettering to read "N.P. Trent Antiques", using two types of fonts. Sign to replicate existing sign on the adjacent store front of the same building (Chris Gibson's sign).

Summary of Findings and Decision

K. Neilson made the motion to approve the application for a sign at 4 Hudson Street, meeting the criteria under Chapter 75-7C (1,2,3); seconded by R. Dawkins, all in favor.

1 Chatham Street/Richard Heron/Awnings

Application

Richard Heron submitted an application for 2 window awnings at 1 Chatham Street. An application fee of \$10 was included and collected on Thursday, June 19, 2014.

Review

Mr. Heron's application was not complete, questions remain, and Mr. Heron was not present at the meeting for answers. Letter to be sent to applicant requesting additional information with requested response one week prior to the next HPC meeting.

Summary of Findings and Decisions

Application tabled for the July 17, 2014 meeting of the HPC.

OTHER MATTERS

Village property owner, Stuart Peckner, expressed his concern and requested clarification from the HPC members regarding the banners hanging in a residential zone on "The School", Broad Street, a cultural venue. Glenn Smith, Code Enforcement Officer, addressed his request and suggested to Mr. Peckner to file an appeal with the Village of Kinderhook Zoning Board. The banners are "temporary" and will be coming down.

The HPC requested an up-to-date Local Law No. 3 - sign regulations. R. Puckett, Trustee Liaison to provide. (As of this writing [6/20/14], all members of the HPC have been sent a PDF of the updated sign regulations via email.)

Paul Calcagno informed the HPC members that he would be repairing the roof, due to the damage caused by the hail storm, on the German Restaurant at 5 Hudson Street with the same chocolate colored shingles that were previously approved. The HPC is in agreement with the repair.

Ruth Piwonka thanked Robert Puckett and the Village Trustees for the removal of the electrical service in the Village Green. HPC members concurred.

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Discussion was had regarding Tom Nicholson's letter and his complaint on the condition of property at 3 Church St. Glenn Smith stated he has sent a letter to the neighbors of the property informing them of the steps the Village is taking to bring this property into compliance with the Village local laws and NYS Building codes. Multiple violations notices have been issued to the owner. The Trustees of the Village Board, at their June meeting, voted to have the property cleaned up. Clean up has been completed and the bill has been forwarded to the homeowner for payment within 20 days. If not paid, the Village will make payment and lien the owners tax bill. A structural engineer will also be contacted to determine the condition of the property. With proper documentation from the structural engineer, the property could be condemned and torn down. The HPC would be made aware prior to any demolition taking place.

Motion to adjourn: K. Neilson, Seconded; R. Dawkins, all in favor.
8:26 pm

Jacqueline Bujanow