

Village of Kinderhook
Historic Preservation Commission
Regular Meeting on May 19, 2016

Present: Ken Neilson - Chairperson, Ruth Piwonka, Rod Blackburn,
Robert Puckett - Trustee Liaison, Glenn Smith - Code Enforcement Officer

Absent: Timothy Husband, Randal Dawkins

Others Present: Kristina Lang, Clinton Adee (Cedar Flow Construction), Cathy Boyd

K. Neilson brought the meeting to order at 7:04 pm.

Minutes: Motion made to approve the regular meeting minutes of March 17, 2016.
Moved: R. Piwonka; Second: R. Blackburn. Motion carried.

Funds Available: \$162.03

Workshop: None

Correspondence:

- Several emails were received from Kinderhook Village resident, Thomas Nicholson regarding repair work performed at 20 Broad St. Emails were brought to the attention of the Building Inspector/Code Official, G. Smith and the Chairman of the HPC, K. Neilson. G. Smith indicated that everything was replaced in-kind, materials were rotted and repaired due to damage by contractor to the front stoop. This work did not have to go through the HPC. K. Neilson agreed and will email Mr. Nicholson and “cc” G. Smith with said response.

New Business:

- Kristina Lang/3 Church St/Demolition
Owner, K. Lang presented existing house photos and site plans for two tax lots at 3 Church St along with an application for demolition of the existing house at this location. The application contained a letter from William Wallace of Wallace Architecture of his review of the structure, “Unsafe Structure and Equipment” Law, and a copy of the Notice “Condemned as Dangerous and Unsafe” issued and posted by the Building Inspector/Code Official, G. Smith. C. Boyd, property owner at 4 Church St., submitted a letter of her approval to demolish the structure at 3 Church St. K. Neilson spoke to neighbors of the property and the verbal consensus was in favor of the demolition. R. Blackburn inspected the structure of the house and concluded it does have problems and agrees with Architect Wallace that the cost to redo as a house would be absorbent. G. Smith also noted that the whole house is listing to the left, balloon construction and corner post are all rotted and structure is weak in spots. K. Lang has hired Clinton Adee (Cedar Flow Construction) to perform the demolition. C. Adee plans to save as much of the structure as possible, by manually removing wood floors, beams, etc. and will then bring in heavy equipment to demolish what remains of the structure. Plans to spray with water will keep the dust down.

The existing foundation will be filled with gravel. K. Lang to pay the \$10 application fee to the Village Clerk on Friday, May 20th.

Motion made to demolish the structure on 3 Church St meeting the criteria under Chapter 75-9 B(1) and B(2). Motion: R. Piwonka; Second: R. Blackburn. Motion carried.

For information purposes only, it is K. Lang's intent to build two small houses, approximately 1,500 square feet, on each of the two lots. Both these houses will be built on a slab with a master bedroom on the 1st floor and two small bedrooms on a second floor, both with low maintenance. K. Lang presented two possible house designs for the two lots. Setbacks, driveways, size of leach fields, etc. will all have to be considered and discussed with G. Smith. Cement board is acceptable to use but must be used on smooth side. Hardee board moldings are acceptable but not PVC. R. Piwonka suggest the HPC write a letter to the ZBA to inform them that a smaller setback from the street will keep the historic integrity. K. Lang to return for a workshop at the next meeting of the HPC, June 16th.

Old Business:

- Sign Matrix and Sign Law - J. Bujanow to send original, marked changes, and HPC proposed "clean" document of the both the Sign Matrix and Sign Law to the Chairman of Planning Board, Dave Flaherty with a "cc" to Kristina Berger and K. Neilson. K. Neilson is prepared to attend the Planning Board meeting if explanations are needed of the proposed changes. G. Smith requested a proposed copy of the Sign Matrix and Sign Law be sent to him as well, which I will forward to him via email.
- K. Neilson requested G. Smith provide clarification of "Condemned Notices". G. Smith issued a Condemnation Notice for "Dangerous and Unsafe" last year. Now, G. Smith will provide a Notice of Condemnation for "Demolition". K. Neilson would like future Notices issued in the Historic District by the Building Inspector to be brought to the attention of the HPC when posted and a copy of the Notice so it can be placed in the file for the Annual Report submission.

Next meeting of the HPC - June 16, 2016

Motion made to adjourn: 7:55 pm. Moved: K. Neilson; Second: R. Blackburn Motion carried.

Jacqueline Bujanow, Secretary
Historic Preservation Commission