

Approved April 6, 2017

**Village of Kinderhook  
Planning Board  
Minutes of March 2, 2017**

Present S. Patterson, Chair; D. Flaherty; M. Browne; M. Cabral; B. Charbonneau; G. Smith, CEO/ZEO; R. Fitzsimmons, Village Attorney; J. Dunham, stand in Liaison

Also Andrew Scharoun; John Meade; Bonnie Shannon

Workshop 7:08 PM Sue opens up workshop. D. Flaherty states that he will be resigning from the Planning Board effective after this meeting as he is running for a seat on the Village Board. M. Browne hands in his resignation letter but states that he will stay on the Planning Board until a replacement is found.

John Meade speaks about his application. He has purchased the house on 15 Chatham Street and is looking to convert the barn in the back into 2 apartments with a 2 bay garage. Glenn speaks about requirements. B. Charbonneau asks about parking. There will be 2 spots added which will make 4 spots in the back and 2 in the garage along with street parking for the existing business which per G. Smith is all up to code. R. Fitzsimmons reads code about parking and the board agrees that will be sufficient. The board then discusses the requirements for number of residence per sq ft and looks like there is not enough and will discuss during the regular meeting.

Bonnie Shannon, Friends of the Library, speaks about the Feed and Seed building where their book store was in but their lease has ended and will not be renewed so they are looking for a new site. The house on 4 Sylvester Street has opened up as an option so she just wanted to let the board know that an application should be submitted soon. The board advised it would be submitted to Glenn and then referred to the board when they are ready.

Call to Order 7:35 PM

Minutes M. Cabral motions to approve February 2, 2017 minutes; D. Flaherty seconds; all in favor.

Funds \$6, 537.39

Correspondence NONE

New Business John Meade 43.20-2-14  
15 Chatham Street Site Plan  
M. Browne recused himself as his sister was trying to purchase the property. John Meade reviews application again with the board. He wants to convert barn to 2 family apartment with 2 bay garage. The board and Glenn go over the code concerning square footage. There needs to be 20,000 sq ft per unit and with the house that makes 3 units. There is not enough as they are closer to 30,000 sq ft according to the tax map and needs to have 60,000. The board suggests that he gets a survey so he knows exactly how much land he has and if he comes up with more than 40,000 he can build one apartment but if he is looking for 2 more units or is under 40,000 he would need to go to the ZBA and get a variance either way. Glenn will get new application and refer to ZBA for next meeting.

Old Business NONE

Next Meeting April 6, 2017

Adjournment 8:07 PM D. Flaherty moves to adjourn; M. Browne seconds; all in favor.

Kristina Berger

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Secretary to Planning Board