

Approved June 27, 2013

# Village of Kinderhook

## Planning Board

### Minutes of June 6, 2013

Present	B. Charbonneau; M. Browne; Chair; S. Patterson; M. Cabral, Vice Chair; D. Flaherty; G. Smith, CEO/ZEO; R. Phillips, Liaison; R. Fitzsimmons, Village Attorney
Also	Audrey & Stuart Peckner; Paul Calcagno; Sue Chiafullo; Carol Weaver; M. Devine; Renee Shur; Pat Harbron; Dana Spot; Jed Cleary; Alexandra Spivy; HPC Board Members - Ken Neilson; Patricia Altman; Tim Husband; Rod Blackburn; Ruth Piwonka
Workshop	7:10 PM Paul Calcagno 4 & 6 Broad Street – P. Calcagno spoke to the board about what his options were for these two properties. He would like to do one building on the two lots with an outdoor eating area and bring them over about 5’ to open up the alley way. B. Charbonneau went over that he would have to reverse the sub division and make it one property, go in front of the planning board for site plan review, zoning board for set backs and HPC for design of the building. G. Smith stated that the buildings can be put back as is without going through all of these things but G. Smith and both boards agree that one building would be a good choice as well. P. Calcagno states that he would like to have a building up by December, will put some plans together and review with G. Smith to see what he needs to do. P. Altman states to keep in mind the street scape when designing.
Call to Order	7:45 PM
Minutes	D. Flaherty made a motion to approve; May 2, 2013 minutes; M. Cabral seconded; all in favor.
Funds Remaining	\$539.74
Correspondence	NONE
New Business	John Cleary 53.08-1-7 & 53.08-1-9 Minor Subdivision J. Cleary went over the details that he needs to officially separate

his properties as he only has one deed for both properties and according to the bank they treat it as one property and he is trying to refinance. The deed does state two different tax map numbers and two lots but they were transfers as one property so they need to be deeded as two separate lots according to the bank. G. Smith states that there are two separate lots and two separate tax bills and tax map numbers already for the Village of Kinderhook. R. Fitzsimmons states that we can treat this as a minor subdivision and have a public hearing, fill out the short form SEQR and approve in one meeting based on the documentation that they are already separate in the village office and it is just the deed that needs to be changed. B. Charbonneau went over the fact that the driveway is owned by the back lot and the front lot would need an easement. M. Cabral states that we will need proof of this subdivision prior to his ownership of the property and any other documentation that he has. The board discussed all and agrees and will set meeting for end of the month. J. Cleary will get 6 final survey maps from Peter VanAlstyne stating lot 1 & 2, minor subdivision and showing the driveway is owned by the back lot and the front lot has an easement. J. Cleary will also get two separate deeds drawn up and all documented paperwork he has regarding the property for the next meeting.

Old Business

The Board spoke about the Special Use Permit Worksheet. R. Fitzsimmons suggests adding a line for the date that this form is filed with the clerk, M. Cabral will add this. B. Charbonneau made a motion to approve with change; M. Cabral seconded; all in favor.

The board discussed changes to the Sign Regulations. All will email suggestions to K. Berger to update and approve at next meeting.

Next Meeting

Special Meeting June 27, 2013

Adjournment

9:01 PM B. Charbonneau moved to adjourn; S. Patterson seconded; all in favor.

Kristina Berger

---

Secretary to Planning Board