

**Village of Kinderhook**  
**Comprehensive Plan Update**  
**FINAL Minutes of February 4, 2016 Meeting**

- Present:** Mark Browne - Chair, Matthew Cabral, Bruce Charbonneau, James Dunham, Dave Flaherty, Kim Gray, Susan Patterson
- Excused:** Alan Applebaum, Susan Jenks, Liz Martin, Thomas Mueller, Stephen Phillips, Nan Stolzenburg
- Others Present:** Paul Calcagno, Connie Chase, Steve Gilger, Donald Meltz, Stuart Peckner, Peter Van Alystne, Village Attorney-Robert Fitzsimmons, Village Trustee-Richard Phillips, Village Building Inspector-Glenn Smith, Village Economic Development Director-Rene Shur
- Call to Order:** M. Browne brought the meeting to order at 6:02 pm.
- Minutes:** No minutes to approve.
- Discussions:** Mark Browne introduced Don Meltz - Planning and GIS, who owns and operates his own consulting firm and who has been working with N. Stolzenburg. D. Meltz specializes in mapping, GIS, data analysis, surveying, and the technical aspects of the planning process. J. Dunham is the liaison working on the maps with Mr. Meltz, providing his valuable knowledge and expertise with the Village's infrastructure, streets that are changing, and his experience with DOT. Most of the maps were completed with the last comprehensive plan, but, updates were needed for the latest parcel boundaries, roads, label changes, National Grid right-of-ways (for use with Towns/Villages trail project), etc. D. Meltz was requested to provide the maps in a large format that could be used by all Village committees and possibly some maps could be hung on the walls for public viewing. D. Meltz also has the maps in .pdf format for posting to the Village website and/or digital attachment use.

The following Village of Kinderhook maps were presented for review and discussion by D. Meltz:

- **Base Map** - Village of Kinderhook

- **Wellhead Protection Areas Map** - Village water sources, creek/wells deemed to be sensitive areas needing protection, per study by Steven Winkley - Hydrogeologist.
- **Land Use Map** - Information from County which gives each property a “property class”, coded by color indicated in legend. (Assessor determines property class.) Community Services = Village Hall, Library, etc. Public Services = Utilities, etc.
- **Traffic and Sidewalks Map** - Truck traffic and extent of sidewalks within the Village.
- **National Register Historic District Map** - Different map than the zoning map with the Historic Preservation overlay. The National Register Historic District encompasses a larger area than the Historic District.
- **Current Zoning Map** - Includes Historic Preservation overlay district. Also includes the flood plains overlay. Most of Columbia County flood plains data dates back to the mid 1980’s. This map follows property boundaries, eliminating splitting of properties. J. Dunham noted the property on corner of Church St. and Sylvester St. is not listed on the Historic District map and should be according to Ruth Piwonka, Village Historian. If map correction is needed, the Village Board would have to approve and adopt the change in order for correction to be made, per D. Meltz. J. Dunham to check if property was included on an older map and will speak with R. Piwonka.
- **County Agricultural Districts Map** - County along with Ag and Markets provides the data for this map.
- **Farmland Soils Map** - Soil types (quality) within the Village as identified within the legend contained on the map per soil sampling.
- **Percent Slope Map** - identifies slope areas within the Village, showing ravines, etc.
- **Wetlands and Flood Hazards Map** - Used to help develop the zoning map, Wetlands regulated by DEC. Village pump house is in this area.

- **B-1 Sewer District Map** - J. Dunham would like the “green line” indicating the 4” inch pipe line to extend into Valatie, show the Valatie connection, and indicate the sewer treatment plant. J. Dunham to send D. Meltz the information to include for mapping purposes.
- **Conceptual Regional Trail System Map** - (New addition map) D. Meltz and J. Dunham were on the committee to develop the feasibility study (NYS University at Albany Planning Group) headed by Jeff Olsen, bike planner/DOT planner. Trail System to encompass the Town of Kinderhook from the Kinderhook Lake area down south (following the National Grid right-of-way) to the Village of Valatie and Kinderhook, down to the Towns of Stuyvesant and Stockport. At this point, the only loop that is complete is from the Van Alen House to Lindenwald. Would like to see the connection from the Van Alen House to the Village of Kinderhook completed.
- **County Identified Priority Farmland Map** - (New addition map) County preservation plan. Identification of parcels that need to be protected for farmland. The dark color indicates priority farmland, more valuable. This map is County wide but zoomed in and printed for Village view. Also, map is useful to matching up to the Zoning map.

M. Browne stated former recommendations that were brought to his attention:

- amend zoning and subdivision regulations to clarify definitions, provide for expanded use and site plan review, and streamline permitting process
- review density control standards in the zoning regulations to ensure lot size, right-of-way, road standards and setbacks are consistent with traditional neighborhoods
- establish design standards for new construction and major subdivisions

The question was asked, “What should we be looking for in the future, to change and/or what are other Communities doing in Columbia County?” Per D. Meltz, the biggest thing to control is Zoning. Be sure the boundaries are proper, the parcels are outlined correctly, the Historic District is accurate, overlays are correct. Other resource maps are sometimes helpful in controlling zoning. Check if “uses” within districts are correct, ex. farmland used for business, tours, bread and breakfast etc. Also, another example given would be when private property is needed for trail system use, this could result in a trade for a possible land benefit, ex. an additional structure on property. The state does have an insurance program that allows property

owners to be insured for their property use by the public for trail right-of-ways.

Discussion regarding one of the areas identified in the survey which was to explore access to water features in the Village. The Village does not own anything east of the Kinderhook Creek. This eliminates most of the access to the Kinderhook Creek. The west side, which is flood plains, has access by the pump house. Could possibly erect a gazebo. Very limited Village access to the Creek. Most areas are privately owned.

Next steps: tweak the maps, indicate on maps the source of data, and word content for next review. M. Browne distributed N. Stolzenburg's vision and goal statements which she re-wrote taking into consideration what came out of the survey and talking with people in the community, please look them over and give feedback to M. Browne. All information will then be presented to Economic Development, Historic Preservation Commission, and the Zoning Board to review and gather input before presenting to the Planning Board.

**Adjournment:** 6:55 pm

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Jacqueline Bujanow  
Comprehensive Plan Update