

**Town of Kinderhook  
Planning Board Workshop  
March 14, 2013**

~~Draft~~ Approved

**Minutes**

The workshop meeting of the Town of Kinderhook Planning Board was held on Thursday, March 14, 2013 beginning at 7:01pm at the Kinderhook Town Hall, 4 Church Street, Niverville, NY. The Meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

**A. Roll Call**

Present:

Mary Keegan-Cavagnaro, Chairwoman  
Patrick Prendergast, Engineer  
Chris Simonsen  
Cheryl Gilbert  
Jake Samascott  
Guy Rivenburgh  
Daniel Weiller  
Dale Berlin  
Nataly Dee, Secretary

Excused:

William Butcher  
Peter Haemmerlein  
Andrew Howard, Attorney

Absent:

None

**B. Correspondence**

1. Review of Minutes from February Meetings.

**C. Public Hearings Scheduled for March 21, 2013**

1. 7:05pm - Josh Flood – Accessory Apartment
2. 7:15pm – Maret Halinen – Special Use Permit for Bed & Breakfast
3. 7:20 – Novak Farms LLC – Three Lot Subdivision
4. 7:30 – Cedar Flow Excavations/Deerfield Crossings – Conservation Subdivision

**D. Old Business**

**1. Drake Petroleum – Site Plan Review for Drake Petroleum/Xtra Mart**

Representatives Matthew Bowe and Parker Fennelly addressed the Board and distributed revised plans. They met with Joe Visconti of The Department of Transportation. A Site Distance analysis and letter from Mr. Visconti was submitted and is now on file. The letter states that the existing entrances are suitable and need no improvements at this time. There is a disclaimer at the end of the letter stating that a change of ownership, change in use, or other significant change may require alterations to be addressed. The existing lighting is 400 watts at an elevation of 14'. The lights around the perimeter are 15'.

The issue of the screening of the dumpster was addressed. A cut sheet of the dumpster could be provided, or the specs could be provided on the main page of the plans. A discussion of the location and set-backs of the dumpsters and material of the screening ensued. There are no specifics in the code addressing materials of screenings. If the location were moved to the north and rear of the building, it would be less conspicuous from the road. A 50' set-back is stipulated in the Code. Wood stockade fencing would be preferable to chain link, but is ultimately at the discretion of the applicant and Building Department.

At next week's meeting the project can be sent to County Planning for review. It can also potentially be scheduled for a Public Hearing for the meeting on April 18, 2013.

**2. Melony Coons – Site Plan Review for Change of Use at former Finish Line**

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The applicant addressed the Board and distributed a revised, updated site plan. Nothing has been changed, except for what the Board requested. The parking was reviewed. There are 27 spots and additional disabled parking available. The existing sign will be used and updated. It was reported that the septic is 12 years old and has not had any issues. Mr. Prendergast mentioned that the previous owners had received approval for an addition to the building, but the work was never done. If the current applicant would like in the future to increase the footprint, they would need to return to the Planning Board.

**3. Josh Flood** – Accessory Apartment – Public Hearing scheduled for March 21, 2013 at 7:05pm

Ralph Moser received a letter from DOH stating the necessary improvements to septic. An agreement was made to install a separate 1000 gallon tank for the accessory apartment. This change in the plans requires a letter and to be shown on the plans. A discussion about nature of permanence of connector/breezeway of the buildings ensued. The letter from the Building Department regarding this issue was read and reviewed.

**4. Maret Halinen** – Special Use Permit for Bed & Breakfast - Public Hearing scheduled for March 21, 2013 at 7:15pm

**5. Novak Farms LLC** – Three Lot Subdivision - Public Hearing scheduled for March 21, 2013 at 7:20pm

**6. Cedar Flow Excavations/Deerfield Crossings** – Conservation Subdivision - Public Hearing scheduled for March 21, 2013 at 7:30pm

Letter from Mr. Prendergast was read to the Board. Plans were distributed and reviewed. Mr. VanAlstyne stated that the pins have been set at the property corners and lot corners. He also provided the NOI Permit number issued by the DEC after submission of application. An acknowledgement letter is to follow.

**E. New Business**

None

**F. ZBA Opinions**

None

**G. Liaisons**

1. Village Planning Boards: Nothing to report

2. Town Board: Meets Monday

3. Comprehensive Plan Review Committee: Public Hearing was held last night. The Addendum will be presented to the Town Board shortly.

4. NYSEG Project

**H. Other**

Public Comment

None

Meeting adjourned at 7:55.

Respectfully Submitted,

Nataly Dee, Secretary