

**Town of Kinderhook
Planning Board Meeting
3211 Church Street
Valatie, NY 12184
July 18, 2013**

Approved

Minutes

The Meeting of the Town of Kinderhook Planning Board was held on Thursday, July 18, 2013 beginning at 7:02pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, 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
Matthew Griesemer, Acting Town Attorney
Patrick Prendergast, Engineer
Guy Rivenburgh
William Butcher
Chris Simonsen
Peter Haemmerlein
Dale Berlin
Jake Samascott
Cheryl Gilbert
Nataly Dee, Secretary

Excused:

Daniel Weiller

Absent:

None

B. Correspondence

1. Review of Minutes:

May 9, 2013 – Workshop
May 16, 2013 - Meeting
June 13, 2013 - Workshop
June 20, 2013 – Meeting

A motion to approve the above listed minutes was made by Mr. Samascott. Motion seconded by Mr. Haemmerlein. Mr. Simonsen abstained from the voting on the June 13th minutes as he was excused from the meeting. Ms. Gilbert abstained from voting on the minutes as she had also been excused from the meetings. All other members present voted in favor of approving the minutes listed above. Motion carried; minutes approved.

C. Public Hearings

None

D. Old Business

1. Laguesse – Site Plan Review – 3340 US Route 9

No one was in attendance to represent this application.

2. Henry Kazer: Major Subdivision on County Route 28 and Orinsekwa Road

Mr. VanAlstyne addressed the Board. They are working on the project and will return before the Board to present revised plans when they are ready.

3. Club Life: Sports Zone: US Route 9

**Town of Kinderhook
Planning Board Meeting
3211 Church Street
Valatie, NY 12184
July 18, 2013**

Approved

Mr. VanAlstyne addressed the Board. He provided the Board with an update based on issues discussed at the previous meeting. 1) Lighting: Mr. VanAlstyne indicated that he contacted a lighting company regarding recommendations. They responded to the parameters given with suggestions of LED lights, and pole heights. A spec sheet was provided with a photo pattern included. Information is still forthcoming. It was thought that the lighting should not be put directly over the right of way, but instead kept in the driveway. Mr. Prendergast was of the opinion that as long as it is pointed straight down it should be alright. Ms. Keegan-Cavagnaro asked the Board whether they were in agreement that lighting was necessary. An alternate option suggested was additional ground lighting. 2) Landscaping: Trees, as previously mentioned, are a concern. It was thought that if the proposed trees are planted far enough back from the road there would still be adequate site line even after they fill in. While it is a legitimate concern, it was not thought to pose a future problem if done correctly. The temporary signage and balloons at the front of the road were thought to be of more concern. 3) Septic: A letter was received from the property owner, Scott Patzwahl. A comment letter was also received from Crawford and Associates regarding the plans and corrections to the system, noting water capacity. 4) Department of Transportation: Joe Visconte was contacted. He thought the layout was fine, but requested more information regarding how much traffic is going in and out of the location. Mr. VanAlstyne indicated that he counted the number of cars in the parking lot at 2pm on this day. For additional data, he did a Google Earth search of the property from the same day in 2011 and 2012. Mr. VanAlstyne will compile some data to present to DOT. Additionally, he will consult DOT for an opinion regarding proposed lighting.

A motion to refer the project to County Planning for review, and contingent upon their recommendation as well as that of the Department of Transportation and to set a Public Hearing for Thursday August 15, 2013 at 7:05pm was made by Mr. Haemmerlein. Motion seconded by Mr. Berlin. All in favor. Motion carried; Hearing set. County will be notified; Notice of Public Hearing will be issued; neighbors will be notified.

4. Russell Beck: Change of Use. Old Toyota of Kinderhook on Route 9H

No one was in attendance to represent this application.

E. New Business

1. Former Kinderhook Bank (Owner David Raihofer): Site Plan Review for addition to building

No one was in attendance to represent this application.

2. Dollar General: Site Plan Review – US Route 9

Mr. Tim O'Brien of Bohler Engineering representing the applicant addressed the Board. He stated that he is working for a company called Primex Properties located in North Carolina that develops properties all across the country and works with Dollar General to develop sites across New York State. He indicated that this is a preliminary meeting and has not submitted an application as yet. Mr. O'Brien outlined the details of the project and provided the Board with pictures and plans of the site. The project would involve a lot line adjustment with the self-storage facility to the north. There is an existing 40' wide easement for the driveway across that property. He indicated that Mr. Visconte has already been contacted regarding this proposal. Mr. O'Brien distributed plans of the site for the Board to review. The proposed building is approximately 9,100sq ft, retail sales area approximately 7,100sq ft. 34 parking spaces are proposed. They proposed monument style sign on the southern end of the property 50' from the property line. They typically use metal building construction, but will have to consider other options in this case. The ingress and egress was discussed. Mr. Simonsen noted section 250-50 C 2a of the Code which references traffic access. A 200 gallon septic was suggested. Lot coverage? The dumpster will be in the rear and will be enclosed as per the Code. Propane tank pad would be in the back and the tank would be above ground. Bollards will be installed. The HVAC will be in the rear. A loading dock will be minimal due to the company's procedures; trucks are in and out quickly, and they produce a minimal amount of packaging waste. The area is zoned B1/Multi-Family Overlay. The lot is 1.4 acres; after lot line adjustment it would be approximately 1.2. The lot width was discussed. It was uncertain whether the width was 250+ prior to the proposed lot line adjustment or less than that. Mr. O'Brien will confirm

**Town of Kinderhook
Planning Board Meeting
3211 Church Street
Valatie, NY 12184
July 18, 2013**

Approved

the dimensions. A parking variance and a width variance may be required. The current owner of record is Judith St. Onge. A lighting plan was asked about and discussed. Section 250-33 of the Code was referenced regarding architectural features and design standards. Ms. Keegan-Cavagnaro expressed concern that the Board considers the larger issues before discussing the lighting. The issue of a proposed shared driveway as opposed to a lot line adjustment was discussed. Mr. O'Brien stated that he would address the issue with his client. A joint drive would minimize curb cuts. It was offered that if the applicant sought an area variance from the ZBA, it might be construed as a self created hardship, and as such would pose a problem.

Mr. O'Brien stated that he would take these issues back to his client for discussion.

F. ZBA Opinions

None

G. Liaisons

1. Village Planning Boards: Nothing new to report at this time.
2. Town Board: Nothing new to report at this time.
3. Comprehensive Plan Review Committee: Nothing new to report at this time.
4. NYSEG Project: Nothing new to report at this time.

H. Other

1. Public Comment

A Motion to adjourn the meeting was made by Mr. Berlin. Motion seconded by Mr. Butcher. All in favor; Motion carried. Meeting adjourned at 8:13pm.

Respectfully submitted,

Nataly Dee, Secretary