

Approved October 4, 2018

**Village of Kinderhook  
Planning Board  
Minutes of September 6, 2018**

Present: S. Patterson; M. Cabral, Chair; B. Charbonneau; R. Phillips, Liaison; K. Monahan; A. Van Alstyne

Absent: G. Smith, CEO/ZEO R. Fitzsimmons, Village Attorney

Also: Jake Samascott; Paul Calcagno; Patrick Kenny; Kasey Kenny; Logan Weiss

Call to Order: 7:15 PM

Minutes: M. Cabral motions to table to minutes of August 2, 2018 for next meeting as he has changes he is still working on; B. Charbonneau seconds; all in favor.

Funds: \$2,421.90

Correspondence: None.

Old Business: Van Buren Investment Properties 43.20-1-30  
10 Broad Street Site Plan Review  
M. Cabral opens up discussion with the Board on P. Calcagno's Real Estate Investment Office. The Board confirms with P. Calcagno that he has no employees, that the apartment upstairs is the only space with access to the back yard, and nothing is changing on the outside of the building. M. Cabral conducts SEQR with the Board and all answers are NO. B. Charbonneau motions to declare a negative declaration; A. Van Alstyne seconds; all in favor. B. Charbonneau asks whether the property is hooked up to the sewer and P. Calcagno confirms that it is. M. Cabral states that because there is municipal parking adjacent to the property and available to the business use the parking requirements are satisfied. S. Paterson motions to approve application; K. Monahan seconds; all in favor. P. Calcagno will bring \$25 fee in to the village office next week.

McIntosh LLC 43.15-1-1  
5 Sunset Ave Special use Permit Playground Area  
M. Cabral states J. Samscott has provided SEQR documents, maps, and application materials, so all requirements and Board requests have been met. Application was reviewed at last meeting and Board has no other questions. M. Cabral conducts SEQR with Board and all answers are NO. B. Charbonneau motions to declare a negative declaration; A. Van Alstyne seconds; all in favor. B. Charbonneau motions to approve application; S. Patterson seconds, all in favor.

New Business: Kasey & Patrick Kenny 43.20-2-12  
11 Chatham Street Special Use Permit Wine & Cheese

Applicant talks about plans buy the house and turn the downstairs area into a wine, beer, cider, cheese and cheese based foods eat-in and take-out restaurant. The idea is to use local products for food and alcohol and provide a space to stay there and eat/drink or have food options and growlers to go. There will also be small gifts, honeys, jams, etc. for sale. Proposal now would be weekdays 11:30-9 and weekends 11:30-10:30. The Board asks about deliveries and discusses with the applicant the concern of the trucks parking on a blind corner and to try to come up with another options other than in front of the building. M. Cabral states they can use their current survey as a site plan and asks about dumpster location. For now they will prefer to use containers and not a large dumpster. M. Cabral states there are no parking requirements but would still like to see any available spots represented on the site plan. Applicant states there will be no live music requested at this time, but they would like the possibility to stay open later for special events (i.e. New Year's Eve). Seating will be no more than 25-30. S. Patterson asks about the diagram provided with the changes to the interior of the building and Board discuses. M. Cabral asks about a kitchen. Applicant with only do food prep, refrigerator food, etc., no cooking, no hot items, no fryer. The applicants discuss a possible outside eating area and Board recommends it be included in this site plan so they don't have to come back at a later date. M. Cabral motions to accept application and set public hearing for October 4, 2018 at 7 PM; B. Charbonneau seconds; all in favor.

Next Meeting: October 4, 2018

Adjournment: 7:46 PM B. Charbonneau moves to adjourn; S. Patterson seconds; all in favor.

Kristina Berger

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Secretary to Planning Board