

APPROVED June 25, 2019

**Village of Kinderhook
Planning Board
Minutes of June 6, 2019**

Present Abram Van Alstyne, Chair; S. Patterson; B. Charbonneau; G. Smith, CEO/ZEO;
R. Phillips, Liaison; R. Fitzsimmons, Village Attorney

Absent Kevin Monahan; Kristina Lang

Also Jennifer Ose-MacDonald; Jake Samascott; Jim Dunham; John Hanks; Joan Kelly; Richard Byrne; Rupert Scharoon; Andrew Scharoon; George Mayer; Clark Griffin; Randal D; Barry Herbold; Reneta Benenati; Ronald Rich; Gary Speilman; Paul Calcagno; Pat Schult; Pat Harbron; Dale & Elain Berlin; Emilie Teasdale; Kim & Paul Voltz; Laurie Carr; Aaron Headley; Anne Schaefer; Aleen Leventon; Jane Bauer

PUBLIC HEARING PCJ Development (Paul Calcagno)
Special Use Permit
43.20-2-47 5 Broad Street
7:15 PM A. Van Alstyne opens public hearing. Barry Herbold lives at 30 Broad Street and has business at 16 Hudson Street and has no objection to this application. It is a positive attribute to this village and is in favor for this business to be approved. G. Smith clarifies that this property is in the residential district. No further comments. Public Hearing Closed 7:19PM

The Three Sisters Tavern LLC
Special Use Permit
43.20-1-29 8 Broad Street
7:19 PM A. Van Alstyne opens public hearing. J. Dunham, mayor clarifies the parking situation for the hotel portion of the application. This portion has been put on hold. The application is only for the restaurant portion of the application for now. The village board is amending the code to eliminate the parking requirement for businesses in the B1 district. Once this has been amended and approved, the applicant can move forward with the hotel portion of the application. A woman living at 18 Broad Street speaks about years ago when the Dutch was open that people would park in front of her driveway and that parking has always been an issue in the village. Ann Schoenmaker 66 Broad Street is in favor of this application being approved. References "The School" and how much business that has brought in, this is only an attribute. Sandra 53 Albany Ave suggest maybe there should be a parking time limit in the village to avoid people from parking all day and making an issue if we are eliminating the parking requirement all together for B1 district. J. Dunham, mayor states that there is actual a 15 minute parking limit in the village square right now in the code that will be eliminated and revised as well. Barry Herbold 30 Broad Street/16 Hudson Street is more than in favor of this business! He also states, his

dog sailor is in favor as well. B. Charbonneau asks who is in favor of this application. Every single person in the room raised their hand. No more comments. Public Hearing closed 7:31 PM

- Call to Order 7:31 PM
- Minutes A. Van Alstyne motions to approve May 2, 2019 minutes; S. Patterson seconds; all in favor.
- Funds \$1,676.61
- Correspondence Letter in Opposition of 5 Broad Street application from 7, 9 & 20 Broad Street Owners. A. Van Alstyne, Chair reads to public.
- Old Business PCJ Development (Paul Calcagno)
Special Use Permit
43.20-2-47 5 Broad Street
Board discusses application. P. Calcagno explains the proposed seating area and his plans for the B & B. There is discussion on what is and isn't allowed in the proposed seating area between Paul and the board. R. Fitzsimmons states that the board can control landscaping as this is now a commercial property due to the application for the B & B. B. Charbonneau states that there is a 15' setback from the road for the proposed seating area and they start to discussing options with Paul. Paul is not willing to change the location, tables placement, entrance from the sidewalk to the bagel shop, anything about the already structured seating area and is offended by the constant questioning of the use by the bagel shop. The board talks to Paul about changing his plans on the site plan to move the seating area back or maybe to a different location and he will not change his plans. He will not withdraw his application either. Board discusses further and B. Charbonneau motions to deny application since it does not comply with code; A. Van Alstyne seconds; S. Patterson does not agree so no motion is made on the application. This is tabled for the next meeting.
- The Three Sisters Tavern LLC
Special Use Permit
43.20-1-29 8 Broad Street
Jake Samascott and Jennifer Ose-MacDonald go over their plans for the restaurant./tavern portion of their application. R. Fitzsimmons states that we have not gotten County Planning recommendation letter so need to table this application for next month to review their recommendations prior to approval. Board will set a special meeting as soon as we get their recommendation. County Planning next meeting is Tuesday June 18. Application is tabled.
- Stewarts Ice Cream Co Inc
Site Plan Amendment
44.13-1-8 Chatham Street

Gentleman representing Stewarts went over proposed application with board and explains plans. Adding a new bike area with picnic tables for the bike path going in, moving pumps to a different area in the parking lot, a few other minor changes. Went over interior renovations already being done that didn't need board approval. Talks about new LED lighting, will be facing down in all areas. G. Smith states this is out of Historic District so no need for HPC review. A. VanAlstyne motions to approve application and set public hearing for next meeting; B. Charbonneau seconds; all in favor.

New Business

NONE

Discussion

Proposed Parking Law. Board agrees to review new law further and discuss at the next meeting.

Next Meeting

June 25, 2019

Adjournment
favor.

8:34 PM A. Van Alstyne moves to adjourn; B. Charbonneau seconds; all in

Kristina Berger


Secretary to Planning Board