

APPROVED June 6, 2019

**Village of Kinderhook
Planning Board
Minutes of May 2, 2019**

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

Also Jennifer Ose-MacDonald; Jake Samascott; Jim Dunham; Alex Van Allen; Stephen Lang; Clark Griffin

Call to Order 7:15 PM

Minutes S. Patterson motions to approve April 4, 2019 minutes; K. Monahan seconds; all in favor. K. Monahan motions to approve October 4, 2018 minutes; A. Van Alstyne seconds; all in favor.

Funds \$1,733.41

Correspondence Jim Dunham, mayor letter welcoming Kristina Lang to the Planning Board for the remainder of Matts term 4/2019-2020, she has gotten her code book and signed her oath of office.

New Business 23 Broad Street LLC (Jack Shainman)
Site Plan Amendment
43.20-2-63 25 Broad Street
Abe opens up application for discussion. Clark Griffin talks about the application and shows the lighting that is being proposed behind the bushes in the front of the school to light the two prior approved banners that hang. Per R. Fitzsimmons no public hearing is required and exempt from SEQR. G. Smith has already confirmed all is ok with code with illumination. B. Charbonneau motions to accept application; K. Lang seconds, all in favor. Board reviews application and all are in agreeance, B. Charbonneau motions to approve; K. Monahan seconds, all in favor.

Stewarts Ice Cream Co Inc
Site Plan Amendment
44.13-1-8 Chatham Street
Board looks over application but no representative to discuss application, so it is tabled for next meeting.

PCJ Development (Paul Calcagno)
Special Use Permit
43.20-2-47 5 Broad Street

Board reviews application and Paul speaks about proposed sails. He is wanting to put up sail shades versus umbrella on the tables which he feels is more aesthetically pleasing. B. Charbonneau asks about the post already being installed. P. Calcagno states that the posts went up and then he was told he needed approval. They are bolted into the ground so can be removed at any time. The board discusses if the pea stone patio is considered accessory use and needs approval as well. Per G. Smith landscaping is not accessory use and all other things done so far are ok per code. B. Charbonneau also mentions drop from where the old fence was taken out. P. Calcagno confirms that will be filled in and graded so it is level and grass will grow there. P. Calcagno talks about B & B portion that will eventually be 5 unit owner occupied residence so the board discusses that he will need 5 parking spots which he states he already has that covered. The board and Paul discuss the type of shade, size and what they will look like. Paul will bring a sample in with more information on the sails for the next meeting. S. Patterson asks about water and septic, Paul states it is connected to municipal water and has a functioning private septic tank. G. Smith states he will have to clear the use with the County Health Department. Paul is already working with them. K. Monahan asks about Air B & B, Paul states that he is not advertising that way. Board discusses umbrellas going up further with Paul. He will have to go to the HPC if approved for further discussion on design approval, he is aware. R. Fitzsimmons states this needs to be referred to County Planning which Kristina, secretary will take care of. P. Calcagno will get SEQR in so we have a complete application. B. Charbonneau moves to accept application and set public hearing for June 6, 2019 at 7 PM; K. Monahan seconds; all in favor.

Old Business

The Three Sisters Tavern LLC
Special Use Permit
43.20-1-29 8 Broad Street

The board discusses what the applicants next move is as we cannot continue or set public hearing without parking requirements met. The board discusses options with Jen and she wants the village board to review and update code to take out parking requirement. This is a process that will take months so she is amending the application to only move forward with restaurant portion as that does not require parking and the hotel requires a separate special use permit anyway so once code is revised she will submit hotel special use permit and move forward with that portion. The board discusses new water lines going in and Jim Dunham, mayor requests to see engendering report as they will need to rip up the sidewalks again and wants to make sure our engineer is on board. They will provide this for review. S. Patterson moves to accept amended application and set public hearing for June 6, 2019 at 7 PM; A. Van Alstyne seconds; B. Charbonneau objects; all others in favor.

Other

A. Van Allen, who runs Dyad is looking to open a gift shop at 14 Hudson Street and wanted to let the board know that an application will be coming soon to review.

Short Term Rental Unit Law

Board discusses again. They all agree that they don't want to regulate or deter people coming into the village and feel if residents need to go through applications, inspections, fees and possible updates to their homes, they will not want to do it all. The board feels this is only bringing people into our village and that's what we want. G. Smith talks about the safety issues. They will leave it up to the village board but don't feel unless it is more frequent like 60 days throughout the year versus a few weekends a year that someone should be subject to applications, inspections and fees for an Air B & B.

Next Meeting June 6, 2019

Adjournment 8:16 PM A. Van Alstyne moves to adjourn; K. Lang seconds; all in favor.

Kristina Berger



Secretary to Planning Board