

April 28, 2021

To the Kinderhook Village Planning Board,

I am writing as a resident and business owner of the Kinderhook Village in support of a *Special Use Permit* for Three Sister's Tavern and The Old Dutch Inn at 8 Broad Street.

In 2012 the Village of Kinderhook received \$700K from The NYS Community Development Block Grant for a new sewage system to benefit the village center and specifically The Old Dutch Inn. The funds were granted to the village with the understanding that this linchpin historic business would bring jobs and opportunity to the community. The new sewer system came to be, greatly benefiting the village but unfortunately never connected to The Old Dutch Inn.

Now a decade later, this commitment can finally be met to connect this important property to our municipal sewer and under the tremendous efforts and good will of Jake Samascott and Jennifer Ose-MacDonald, the historic Old Dutch Inn can once again be an integral part of our community.

The Kinderhook Village has an opportunity to re-energize and re-imagine what it actually means to live in a dynamite and diverse community, with new locally-owned businesses opening, employment opportunities, a broader tax base and for the first time in many years, a flourishing business district. The Old Dutch Inn will be a crucial part of this revitalization and I cannot express enough how important it is that we support Jake and Jennifer in their herculean efforts to see this realized.

A thriving community is about critical mass, mutuality and how we collectively support and work together for the greater good. With that, I urge our Kinderhook Village Planning Board to grant a Special Use Permit to Three Sister's Tavern and The Old Dutch Inn and I'll see you there for a drink in the near future!

With kind regards,

Darren Waterston  
*The Aviary*  
2 Hudson Street  
Kinderhook

To whom it may concern,

As a local business owner in the village of Kinderhook, I am a huge proponent of other small businesses opening in our small town and can appreciate what an asset other small businesses are to this area. We have seen a huge influx of out-of-towners visiting Kinderhook since we've opened our business, Cosmic Donuts, and we are happy to know that Kinderhook is on the map of tourist destinations! The arrival of other businesses in this town will only bring more people here to visit, which will better small business revenue and the village revenue as a whole.

With that being said, the opening of the Old Dutch Inn/Three Sisters Tavern is exciting news for fellow small business owners as their business will only better serve our own. A quaint bed and breakfast and a tavern is just what the town needs to see more visitors from out of area, and will really help to bring more business to Kinderhook. I am baffled that anyone in the village would even question this, but am confident that the planning board will make the right decision as to what the Village needs to grow and thrive.

Kinderhook has been a quiet village for so long, but with the addition of these thriving small businesses and the bike trail, a bed and breakfast and tavern is an excellent idea and will only add to all that our beautiful village has to offer. I am anxiously awaiting their opening and am so excited to see where Kinderhook will be, and what we will have to offer, in the years to come.

Sincerely,

Jhori Jurgenson & Bonnie Tedder

Cosmic Donuts

3 Albany Ave,

Kinderhook NY 12106

To Members of the Village Planning Board,

In 1995, my late husband, Gene Schuler, and I moved to Kinderhook. We wanted to participate in a community eager to maintain its historical significance yet understood the importance of being future-oriented. Amidst the beauty of the village and town, we were thrilled to discover the library, Browers' book store, the Treasure Shop, the liquor store, realtors, a barbershop, a gift/framing shop, the bank, farmers' market, Carol Endries' nationally known folk art shop, and several eateries including what was to become a favorite, the Old Dutch Inn.

As we settled into village life, Gene became a member of the Village Planning Board. Because of his training/expertise/experience, he wanted to contribute to the vitality of Kinderhook. Throughout his service until he died in 2013, he witnessed the evolution of the village with new businesses entering, leaving, and trying to maintain a presence. Gene worked very hard with Village Planning Board members to find ways to cultivate and help businesses thrive in the village. This was especially so for the Old Dutch Inn. Even with all the frustrations of trying to keep the Old Dutch Inn an anchor in the village, he was an optimist. Gene's one guiding principle was always, "Is this good for the village?" Like his fellow Village Planning Board members, he believed the Old Dutch Inn was worth saving for the people of the village.

I, too, believe that the Old Dutch Inn needs to re-open as soon as possible, not only for its historical significance but also for the jobs and the tourism that will follow. Like Gene, I know it will be "good for the village."

Regards,

Pat (Patricia A.) Schuler, Ph.D.

May 3, 2021

Village of Kinderhook Planning Board  
6 Chatham Street  
Kinderhook, NY 12106

To Whom It May Concern:

I am writing today as the village's economic development director to express strong support for approval of the Special-Use permit for 8 Broad Street. The realization of this exciting project, consisting of the Three Sisters Tavern and accommodations in the Old Dutch Inn, will represent a major turning point in the village's project to encourage the revitalization of the historic business district as the center of community life. That commitment began in earnest in 2012 with the community's overwhelming support for bringing improved infrastructure to the business district with the installation of the wastewater disposal system.

The development of 8 Broad Street is fully consistent with the place-based development strategy that has been at the center of the village's efforts to encourage investment, business and community development, revitalization, and preservation of Kinderhook's unique historic assets.

The addition of room accommodations in the Old Dutch Inn will contribute to fulfilling the village's need for overnight accommodations for a variety of visitors, such as long-distance bike-trail users, wedding and special-event guests, and visitors interested in history, the arts, and the ever-expanding local food scene. Those visitors, in turn, will provide support not just for this project but for all of Kinderhook's current and future businesses.

Sincerely,

Renee Shur  
Village of Kinderhook Economic Development Director

Village of Kinderhook Planning Board  
6 Chatham St  
Kinderhook, NY 12106

04 May 2021

Dear Members of the Board,

This letter is in support of the revitalization of 8 Broad Street specifically and of the village of Kinderhook generally.


We found ourselves drawn to Kinderhook for our Saisonnier project as we saw it as a village full of charm and an idyllic Hudson Valley setting with loads of potential. Our venture has been a success in large part to the village and surrounding areas embracing our project and specifically found great support from various village entities including the Planning Board, HPC, Building Inspector, Economic Development Director, Mayor, and others.

It is now our turn to welcome new businesses looking to embrace Kinderhook and to elevate the cultural and economic aspects of the village.

Revitalizing empty and semi-abandoned properties in the village into viable and thoughtful enterprises is amazing to watch and to experience. These developments from empty storefronts to operable businesses is astronomical to the success of the village as a whole.

These new businesses will help lift Kinderhook to its cultural potential and improve the local economy, to which all benefit. It is with this in mind that we support the revitalization and return of 8 Broad Street into an operating inn and restaurant.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Patrick Kenny', written over the printed name.

Patrick Kenny  
Co-owner  
Saisonnier

04 May, 2021

Mayor Dale Leiser  
Kinderhook Village Hall  
6 Chatham Street  
PO Box 325  
Kinderhook, NY 12106



Dear Mayor Leiser and Kinderhook Village Planning Board:

**Re: Special Use Permit for: “The Old Dutch Inn | Three Sisters Tavern”**

On behalf of the Columbia County Historical Society I am extremely pleased to extend the historical society’s full support for the Special Use Permit application from Jennifer Ose-MacDonald and Jake Samascott to operate a restaurant and nine-room inn located at Eight Broad Street in the village of Kinderhook. Built in 1881, the structure was historically imagined and designed as an inn and since that time has operated in several incarnations as an inn or hotel, under several different names, and several times named ‘The Old Dutch Inn’. To our knowledge it has never been a private residence.

The property’s original design as a hotel is testament to Kinderhook’s early history as a stop on the stagecoach to Albany. Kinderhook’s heritage as an important stagecoach stop dates back to the late 1700s. Throughout its history, numerous inns, taverns and other businesses have been created to accommodate these travelers, whether visiting Kinderhook or just passing through. President Martin Van Buren’s father operated his tavern in the village. *Three Sisters Tavern* and *The Old Dutch Inn* honors Kinderhook’s long-standing tradition as a welcoming place for visitors.

Its location on the highway immediately adjacent to the County Historical Society’s two village properties: the 1915 *CCHS Museum & Library* building and c.1820 *James Vanderpoel ‘House of History’* will offer visitors a place to rest as they continue their tours of the overall area, including CCHS rural properties on Route 9H: the c.1850 *Ichabod Crane Schoolhouse* and the 1737 *Luykas Van Alen House*, a National Historic Landmark.

The central location of the proposed *The Dutch Inn* and *Three Sisters Tavern* also increases visitor access to the culture and history of Kinderhook, with proximity to the *Empire State Trails*; the National Park Service’s *Lindenwald*; Shainman Gallery’s *The School*, all cultural and historical landmarks in the town and the county. The new businesses are a natural complement to the Columbia County Historical Society’s mission; visitors can stay overnight to enjoy the area’s cultural riches.

Exterior refurbishing of Eight Broad Street, as well as expected increased activity will surely benefit all of the businesses and organizations in the village center, bringing more visibility to the charms of the village and this area.

*“Passengers for Albany stopped for breakfast at ten o’clock at Kinney’s Tavern in Kinderhook, reached Rhinebeck about two o’clock for dinner, and passed on in the afternoon through Poughkeepsie to Fishkill, where Van Wyck gave them supper and lodging.”*

—quoted from the book, ‘Stagecoach East’, Oliver Wendell Holmes & Peter T. Rohrbach

We thank you for your consideration of this worthy and timely request,

Sincerely,

Lori Yarotsky  
Executive Director

**COLUMBIA COUNTY HISTORICAL SOCIETY**

MUSEUM & LIBRARY • VAN ALLEN HOUSE • VANDERPOEL HOUSE • ICHABOD CRANE SCHOOLHOUSE

5 ALBANY AVENUE | PO BOX 311 | KINDERHOOK | NEW YORK | 12106

518.758.9265 www.CCHSNY.org

17 Presidential Dr.  
Kinderhook, NY 12106

May 4, 2021

Village of Kinderhook Planning Board  
Kinderhook Village Hall  
6 Chatham St.  
Kinderhook, NY 12106

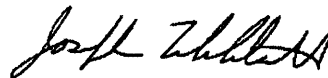
**Transmitted via email:** *okvillagehall@villageofkinderhook.org*

**RE: Three Sisters Tavern**

We have been watching the ongoing work and repairs to the "Old Dutch Inn" and they are a welcome upgrade to the building. We just today became aware of the plans for the building. We reviewed the plans on the Village website and we wish to extend our full support for this project. The Village center contains many beautiful buildings but lacks the businesses to occupy them. The use planned for this building is perfect and completely fitting for the location. This tavern and inn will undoubtedly complement the other businesses in the Village.

We hope that this building and the former Treasure Shop will be welcomed warmly by all in the Village and we support it wholeheartedly and wish the owners much success.

Sincerely,



Joseph and Eileen Wildermuth

To: Village of Kinderhook Planning Board

From: Alexandra C Anderson, 53 Albany Avenue, Kinderhook NY 12106

Re: Restoration of the Old Dutch Inn and the new Three Sisters Tavern

Dear Chairman Kevin Monahan and Members of the Village Planning Board,

I write in enthusiastic support of the current Old Dutch Inn reclamation project undertaken by Jennifer Ose-MacDonald and Jake Samascott, I do so as the current co-president of the Columbia County Historical Society, as well as from the perspective of my thirty-six years as a Village resident, and my former terms of service early in the 21<sup>st</sup> century on the Village ZBA. In fact when I first lived here, the Dutch Inn was operational and a real village magnet for us all.

The resurrection of the Dutch Inn now finally stands to revitalize the commercial heart of our village after the more than a decade-long unfortunate stalemate over its fate. It's no secret that the more than a century-old Inn building is an architectural linchpin for the Village's distinctive historic character. Previously operating as a hotel and a tavern for well more than a century in the past, the Old Dutch Inn now deserves the return of its unique importance as an architectural embellishment as part of our special historic district, a magnet for visitors, and a community gathering place. Its return will surely add to the historic riches already here via the Vanderpoel House and Meadow and the CCHS Library and Museum.

Having often heard about many residents' desires for more lively commercial activities in the center of our historic village, I cannot imagine why anyone would want to continue to watch the Old Dutch Inn remaining in its former long-deteriorating coma when its revitalization is already underway. I earnestly urge the Village Planning Board to continue to support and uphold the current Old Dutch Inn/Three Sisters Tavern Special Use Permit.

Yours sincerely,

Alexandra C Anderson, Co-Chair Columbia County Historical Society

53 Albany Avenue

Kinderhook, NY



Dear Sir,

Please find KBPA's approval of the proposed new business at 8 Broad Street, Kinderhook. We support the overall project, as our mission is and always has been to promote business in the Village. A long list of owners of the property have embarked to open a business at this site in previous years. We are excited that this project is taking place and hope the planning Board and Village officials work together helping the owners to complete this business endeavor. We submitted this statement for the record at the public hearing Thursday May 6, 2021 meeting.

Sincerely  
KBPA Members on

Sent from my iPhone  
Bill Laraway  
Realtor of the Year 2018  
Broker  
ValKin Properties  
Valatie, NY 12184  
518-229-9106  
President of KBPA  
Member of Ethics Panel  
2016-2018 MLS Board member  
Search. See. Stay



**ANDERSON**  
AGENCY REAL ESTATE

2 Broad Street o: 518 758 6340  
Kinderhook, NY 12106 f: 518 758 6396

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May 5, 2021

To the Village of Kinderhook Planning Board.

Regarding the Old Dutch Inn and Three Sisters Tavern.

As a business owner and neighbor to the Old Dutch Inn I have high hopes for the re-opening of the Old Dutch Inn. Too many years have gone by while we have all waited to see this prominent business brought back to life. Quiet streets and sidewalks have been the norm, and while the village has survived it has not thrived.

It is time to get back into the game of life and I encourage the board to approve and move along the process to allow the Old Dutch Inn to open once again.

Thank you for your time and consideration.

Sincerely,

Kim Voltz

2 Broad Street  
Anderson Agency Real Estate

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More than 45 years of local personal experience in the Hudson Valley & Capital Region



[andersonagency.com](http://andersonagency.com)



Anderson Agency Real Estate Kinderhook



[realty@andersonagency.com](mailto:realty@andersonagency.com)





Village of Kinderhook Planning & Zoning <pbzba@villageofkinderhook.org>

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## Planning Committee Meeting

1 message

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**Mark Webber** <msawebber@gmail.com>

Thu, May 6, 2021 at 12:34 PM

To: "pbzba@villageofkinderhook.org" <pbzba@villageofkinderhook.org>

Carol

I unfortunately cannot make tonight's meeting because I will be on a flight at the time. I just wanted to express my strong support for the projects under consideration.

We bought a house in March (2705 NY 9H). We are so excited about the new developments in the village. They will make a Kinderhook a more vibrant and prosperous place.

Regards

Mark

Hi Carol and Planning Board,

We are unable to attend this evening's meeting of the planning board, but would like to express our enthusiastic support for Three Sisters Tavern and The Aviary.

The Village needs these exciting new businesses to attract visitors and to grow our local economy. For too many years the Village earned a reputation as a ghost town with both of these central locations vacant and unused.

We are looking forward to patronizing these new restaurants and hope that the Village will support their development!

Sincerely,

Harry Birckmayer and Marcel Parrilla  
27 Chatham St.  
Kinderhook, NY 12106

## JACK SHAINMAN GALLERY

May 6, 2021

Village of Kinderhook  
Planning Board 6 Chatham Street  
Kinderhook, NY 12106

To Whom It May Concern:

I am writing to you today to express my support for approval of the Special-Use permit for 8 Broad Street.

As the village looks to revitalize the historic business district, the introduction of Three Sisters Tavern and accommodations in the Old Dutch Inn, should be a welcome addition to the community. These joint businesses will provide job opportunity to residents in the surrounding area, as well as enable those looking to visit Kinderhook to both eat and stay within the limits of the Village. I myself look forward to having another local option to suggest to visitors of The School for both food and lodging as a way to drive funds back into the community we serve.

Given the buildings history of being both a hotel and tavern dating back to 1881, I also feel although this project will also bring us closer to what the Village was in the past. The opportunity to see more hospitality offered to visitors not only connects to our past, but also preserves our future.

Sincerely,



Jack Shainman  
President  
The School | Jack Shainman Gallery