

Village of Kinderhook
Planning Board
6 Chatham Street
PO Box 325
Kinderhook, NY 12106

Phone (518) 758-8778 ext. 305 or Email pbzba@villageofkinderhook.org

NOTICE OF PUBLIC HEARING

Village of Kinderhook
Planning Board

PLEASE TAKE NOTICE that there will be a Public Hearing held before the Village of Kinderhook Planning Board on April 4, 2024, 7:00 pm at 6 Chatham Street Kinderhook, NY to consider the following proposed application:

Special Use Permit-Seasonal Wine Garden
10 Broad Street Kinderhook, NY 12106
Bookstore Owner: Mindy Bricker
Property Owner: Paul Calcagno

The application is available for inspection beforehand:
<https://villageofkinderhook.org/planningdocuments.html>

If a sign language interpreter, assistive listening system or any other accommodation will be required to facilitate your participation in this Public Hearing, please contact the Village Clerk at 518-758-9882 or email: okvillagehall@villageofkinderhook.org one week in advance of the Public Hearing.

Dated:3/20/2024

Melanie Brodowski
Planning and Zoning Secretary

Village of Kinderhook
6 Chatham Street PO Box 325
Kinderhook, New York 12106
518-758-9882
okvillagehall@villageofkinderhook.org

FOR OFFICIAL USE:

PB No: _____
Date Received: _____
Fee Paid: _____

This Planning Board application must be filled out and returned to the Village office **at least 10 calendar days prior to the meeting. Planning Board meetings are held the first Thursday of each month.**

ITEMS TO BE INCLUDED WITH THE APPLICATION:

1. Planning Board application with detailed description of the project.
2. Planning Board application fee of \$25
3. Appropriate SEQR Environmental Assessment Form
4. Site Plan Sketch

Upon receipt of your application, you will receive an email confirmation.

APPLICATION TO THE PLANNING BOARD – VILLAGE OF KINDERHOOK

REQUESTED APPROVAL (Check all applicable)

Minor Subdivision Special Use Permit
 Major Subdivision Accessory Apartment/Home Occupation
 Site Plan Site Plan Amendment
 Subdivision Amendment

Tax Map ID: 43.20-1-30 Zoning (B – Business, R – Residential): B

Property address: 10 BOARD STREET

Total land area: 3,049 SQ. FT. / .07 ACRE

Applicant Name: Mindy Kay Bricker

Applicant Address: 4 RAILROAD AVENUE

Applicant Phone: 202.286.9724 Email: MindyKayBricker@ms.com

*Property Owner (If different than applicant): Name, Address, Telephone, Email: _____
PAUL CALCAGNO, 5 HUDSON STREET, KINDERHOOK / 518.610.1581
VILLAGEOFKINDERHOOK@GMAIL.COM

*If the applicant is not the property owner, written permission from owner is required, please attach to this application

PROPOSAL, please describe the project in detail, attaching additional pages if needed

State existing use and occupancy of premises and intended use and occupancy of proposed construction or use.

A. Existing use and occupancy BOOKSTORE. (ATTACHED DOCUMENTATION)

B. Intended use and occupancy BOOKSTORE AND SEASONAL WINE GARDEN. (ATTACHED DOCUMENTATION)

C. Nature of work (Check if applicable or give explanation in "Other"):

New Building ___ Addition ___ Alteration ___ Repair ___ Removal ___ Demolition ___

Other THERE WILL BE NO CONSTRUCTION NEEDED.

D. Number of Buildings (new and existing): 1


E. Total Square Footage of all Buildings 1120 SQ. FT

Architect: Name, Address, Telephone, Email: N/A

Contractor/Engineer: Name, Address, Telephone, Email: N/A

By signing this application, the undersigned does hereby grant permission to members of the Village of Kinderhook Planning Board to enter upon my property for the purpose of examining the same by reason of an application now pending before said Board.

STATE OF NEW YORK
COUNTY OF COLUMBIA
VILLAGE OF KINDERHOOK

Applicant Signature: 

Date: 3/11/24

As stated in the Commercial Lease Addendum, dated September 19, 2023, the Lessor, Paul Calcagno of Paul Calcagno, Jr. Development, approves the Lessee, Kinderhook Books, LLC, to operate a seasonal wine garden at 10 Broad Street in Kinderhook, NY, during the term of the three-year lease signed by Mindy Kay Bricker and Paul Calcagno on September 19, 2023.



Signed and dated

Paul Calcagno
Paul Calcagno, Jr. Development
5 Hudson Street
Kinderhook, NY 12106
518.610.1581

Village of Kinderhook, Planning Board

Business Name: Kinderhook Books, LLC

Business Address: 10 Broad Street

Owner Name: Mindy Kay Bricker

Hours of Bookshop Operation:

January through March: Wednesday-Sunday, 11 a.m.-6 p.m.

April through October: Daily, 11 a.m.-7 p.m.*

**Farmer's Market Saturday hours: 9 a.m.-7 p.m.*

November-December: Daily, 11 a.m.-6 p.m.

Request for Approval:

Kinderhook Books would like to utilize its backyard for a seasonal wine garden (classified by the State Local Authority as a "summer on-premise license," a license that runs from April to October). The backyard at 10 Broad Street is enclosed and the entrance and exit to the garden will be through the bookshop. While the gate will be locked, preventing customers from entering and/or exiting, a door, located beside the building, can be opened in the case of an emergency.

Dates and Hours of Wine Garden Operation:

April 1 through October 30: Daily, 11:30 a.m.-7 p.m.

Garden size: 3,049 sq. ft. (.070 acres)

Seating: Up to eight two-top tables, with a total of 16 chairs.

Food offering: Pre-made salads, finger foods, and gluten-free bread.

Drink offering: The wine garden will serve predominantly wine; however, there will be a limited selection of cider, beer, and tea. The garden will not serve liquor.

Restrooms: The bookstore will have one indoor restroom for garden customers.

Atmosphere: Like the bookshop, the garden will be a space that is both welcoming and peaceful.

Garden use, events: From time to time, the garden will be used to host literary readings for children and adults.

Serving location, drinks: An employee stationed inside the outdoor cottage will take customer orders and settle customer bills. Selected bottles will be kept cool in a wooden-trough wine chiller inside the cottage.

Storage location, drinks and food: Food will be prepared in the kitchen, which is located upstairs and will be closed off from customers. Unopened alcohol will be stored in the kitchen refrigerator. Wine cases will be stored in the basement.

Landlord: Paul Calcagno

"Use of the Leased Premises," as stated in my lease, dated September 19, 2023:

"The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for Bookstore, literary events (including author events), gift/retail shop, and wine garden."