

Approved April 7, 2016

Village of Kinderhook Planning Board Minutes of March 3, 2016

Present	D. Flaherty, Chair; M. Browne; M. Cabral; S. Patterson, Vice Chair; B. Charbonneau; R. Fitzsimmons, Village Attorney; R. Phillips, Liaison; G. Smith, CEO/ZEO
Also	Paul Calcagno; Jerry Callahan; Emilia Tensdah; Bonnie Shannon; Gary Speildman; AnnaLee Giraldo
Workshop	<p>7:00 PM B. Charbonneau talks about the addition that the Kinderhook Library is proposing. They are looking to expand the library to have a total of 6100 sq. ft. once finished, they will be burying all of the power lines and updating the septic. G. Smith states that all set backs are up to code so no variance is required. The Library has already met with the HPC regarding materials and other aspects to makes sure all is compliant with the historic district. B. Charbonneau and M, Cabral will be recused from the voting on this application as they are both members of the library board. R. Fitzsimmons discusses with the board and agrees that there is no need for this to go in front of the ZBA as there is no area variance being requested. They board also discusses parking spots that will be required and the board, G. Smith and R. Fitzsimmons agree that the amount of parking spaces available are up to code as well. B. Charbonneau states that they are hoping to start this process in the next few months. They will complete application and plans in hopes to submit for review at our next meeting to accept application and be approved at Public Hearing in May.</p>
Call to Order	7:40 PM
Minutes	B. Charbonneau moves to approve February 4, 2016 minutes; M. Cabral seconds; all in favor.
Funds Remaining	\$8,550.69
Correspondence	NONE
New Business	Paul Calcagno – Site Plan Amendment 1-3 Broad Street 43.20-2-46

Paul goes over application with the board. He is planning on expanding to the other side of the building where the real estate office used to be located. He would like to share the upstairs bakery and kitchen and add a cold prep kitchen in the basement. He is proposing that he would restore the original store front of the building, adding a dining area for the creation of Focaccia in the real estate office side, making the bathroom larger to be shared but restaurants will not be shared only a door in the back for employees to go back and forth and kitchen will be shared. He is also proposing that he will eventually wholesale bakery products. G. Smith states that is not retail, wholesale is commercial so he is within code to do so. He talks about the replacement of new concrete pads in the back of the building, replacing the fence in the back with a concrete wall so that all is safer and cleaner and a much better handicap entrance for customers. This will also get rid of gravel so easier to plow, shovel and better for the dumpster to be placed as well. The Bagel Shop will stay open 6-4 as is now and he is proposing that Focaccia be open 10-11. He has already met with the HPC about signage and other things and has been approved for all. M. Browne asks about employees which Paul states there will be 4-6 to start, will also need to have a change of use application submitted from office to retail. R. Fitzsimmons asks about deliveries and Paul assures them they will not come before 6 a.m. M. Cabral asks that we pull files to reference at the public hearing as to what Broad Street Bagel, The Flammerie and Dyad were told on their approvals recently. Kristina will do so and distribute to board for review prior to next meeting. M. Cabral motions to set Public Hearing for Thursday April 7, 2016 at 7 PM; B. Charbonneau seconds; all in favor.

Old Business	NONE
Next Meeting	March 7, 2015 Public Hearing @ 7PM
Adjournment	8:06 PM S. Patterson moves to adjourn; M. Cabral seconds; all in favor.

Kristina Berger

Secretary to Planning Board