

Approved May 7, 2015

**Village of Kinderhook  
Planning Board  
Minutes of April 2, 2015**

Present M. Cabral, Chair; D. Flaherty, Vice Chair; B. Charbonneau; S. Patterson; M. Browne; G. Smith, CEO/ZEO; R. Phillips, Liaison; R. Fitzsimmons, Village Attorney

Also William Slempp; Conny Chase

Public Hearing 7:15 PM Special use Permit North Pointe, Inc.  
62 Chatham Street 44.13.1-9

M. Cabral opens public hearing. There is no public comment. He reads Columbia County Planning Boards letter with recommendations and approval to proceed with the application. Letter is on file. B. Charbonneau motions to close public hearing; D. Flaherty seconds; all in favor.

Call to Order 7:30 PM

Minutes D. Flaherty moves to approve March 5, 2015 Minutes; S. Patterson seconds; all in favor.

Funds Remaining \$3,509.50

Correspondence NONE

Old Business Special use Permit North Pointe, Inc. 62 Chatham Street 44.13.1-9

M. Cabral discusses the letter from the CCPB regarding the site plan. They suggested that the board make sure there is a safe route for the children from the outside play area to the structure since there is a parking lot nearby. W. Slempp states that they will be putting up cones to block off the area where the children will be entering and exiting the building. They will extend this so that there is a clear path where no cars can come near where the children are entering and exiting the outside play area as well. He also states that the cones will be left up at all times, they will not be moved. M. Cabral suggests painting a line permanently on the pavement to prevent cars from parking in the area. The cones could then be routinely placed over this line. W. Slempp will talk to the landlord about making that happen. R. Fitzsimmons and board go over SEQR. Part 1 is completed by applicant. All questions are

answered no by the board and a negative declaration is made. D. Flaherty motions to approve SEQR with no significant adverse environmental impacts; S. Patterson seconds; all in favor. M. Cabral discusses the delineation of the walkway between the structure and the play area and agrees to approve the application with the modification that a line be painted on the pavement to delineate the walkway and the location of the cones, provided the applicant can obtain landlord approval for same. S. Patterson makes a motion to approve the application; D. Flaherty seconds; all in favor. G. Smith will get back to applicant with amount of payment to the board and W. Slemp will drop off a check.

#### New Business

Site Plan and Special Use Permit Amendments The Flammerie  
5-7 Hudson Street 43.20-2-31.

The board discusses the application with the applicant. B. Charbonneau asks capacity for outdoor eating area. C. Chase states they would like to have a maximum of 30 people. M. Browne asks about tables. C. Chase states there will be 2 to 3 long picnic tables and the rest small tables that will seat 2 to 4 people. G. Smith talks about the exits and entrances for handicapped access, ramps and food. M. Cabral asks about lighting. C. Chase states there is an existing flood light that they will probably dim down so not like a spot light on people eating and then light the rest with dim lights such as Christmas strands. M. Browne asks about music. C. Chase states there will be music for ambiance but no live music or bands or anything loud. M. Cabral questions floor surface. C. Chase states that it will be gravel and will fill in with small stones and stone dust so the surface is smoother. There will be no bar outside and all food is cooked inside. This area is for sitting and eating only. She is also looking to change the hours, which the board will discuss at the public hearing. Board talks to C. Chase about neighbors and there are no complaints that she is aware of. B. Charbonneau states they will need a formal updated sketch at the public hearing and motions to accept application; M. Browne seconds; all in favor. R. Fitzsimmons gives C. Chase SEQR form to fill out. S. Patterson motions to set Public Hearing for Thursday May 7, 2015 at 7:15 PM; B. Charbonneau seconds; all in favor.

#### Other

M. Browne updates the board on the Comprehensive Plan Update. This board will be formally appointed by the Village Board at their next meeting and they are still looking for volunteers.

#### Next Meeting

May 7, 2015

Adjournment

8:11 PM B. Charbonneau moves to adjourn; D. Flaherty seconds; all in favor.

Kristina Berger

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Secretary to Planning Board