

APPROVED May 2, 2019

**Village of Kinderhook  
Planning Board  
Minutes of April 4, 2019**

Present M. Cabral, Chair; S. Patterson; B. Charbonneau; Kevin Monahan; Abram Van Alstyne; G. Smith, CEO/ZEO; R. Phillips, Liaison

Also Jennifer Ose-MacDonald; Jake Samascott; Jim Dunham; Bob & Dolka McElligott;

Absent R. Fitzsimmons, Village Attorney

Call to Order 7:15 PM

Organizational M. Cabral announces his resignation to the board; this will be his last meeting. A. Van Alstyne is now Chair; K. Monahan, Vice Chair and S. Patterson, secretary. B. Charbonneau motions to approve; S. Patterson seconds, all in favor.

Minutes S. Patterson motions to approve November 1, 2018 minutes; A. Van Alstyne seconds; all in favor.

Funds \$1,747.61

Correspondence NONE

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

M. Cabral recuses himself as his partner attorney is involved with this Client's application. Applicant speaks about plans, 9 rooms on 2<sup>nd</sup> and 3<sup>rd</sup> floor, 1<sup>st</sup> floor is main kitchen, looking at 50 seats in the restaurant, basement will be a bar and full service food area. B. Charbonneau discusses the different permits that will be required. Bruce asks about any code issued and Glenn, CEO states there are no issues at this time but notes the sprinkler system still needs to be installed. Board discusses deliveries with applicant, alley next door is too narrow and trucks can't park in the street so this will still need to be determined. Board discusses parking, it is determined that 10 parking spots are required per code for 9 hotel rooms plus 1 employee within 400 feet of building. This will have to be worked on as well for the next meeting as this is a requirement. K. Monahan asks about handicap entrance and applicant confirms there is a ramp in the side of the building, down the alley which will be compact gravel finish. Applicant confirms elevators go to all 4 floors. Board ask

about hours of operation. Hotel will be 24/7, restaurant will be open 4-11 and hopefully breakfast, time to be determined, this will also need to be clarified at next meeting. S. Patterson asks about time frame. Applicant explains now they are dealing with widening the water line as it is 1" and required 4" piping so they are working on getting that done, then there will be about 2 plus months of construction but want to open as soon as possible. J. Dunham talks about trees being removed in front of their building in the next month and maybe being able to coordinate with them to pull up the sidewalk. Board discusses application and feels the only issue that needs to be figured out for public hearing is parking. Applicant will work on that. S. Patterson motions to accept application and set public hearing; K. Monahan seconds; all in favor. B. Charbonneau motions to set public hearing for Thursday, May 2, 2019 at 7 PM; S. Patterson seconds; all in favor. M. Cabral is recused from all motions.

Old Business

NONE

Other

Short Term Rental Unit Law

J. Dunham discussed with the board the proposed law for any rental less than 30 days, looking mainly at air b & b. The new law will require a special use permit and applicants will have 6 months to apply if they are doing anything less than a 30 day rental of their home. S. Patterson states we does not want to discourage people renting and coming to our village and wants to make sure everyone is welcome. G. Smith talks about doing inspections and making sure the residence is safe for this exposure. The board continued to discussion about this new law and agree that everyone needs more time to review and comment, will table for next meeting.

G. Smith leaves meeting.

Signage

J. Dunham discusses with the board about signs that are being put up at the new walking trail and wanted the boards opinion. R. Piwonka and R. Shur are working on these as well. Board discussed doing a business district sign like the one in the square at mills park on the walking trail to direct people into the village. A. van Alstyne suggests putting a map of the village on the sign \*you are here\* type thing. Per Jim 2020 construction so there is time to discuss and make plans for signs just wanted to talk about it now with the board and as the process gets closer he will revisit and get more detailed opinions.

Next Meeting

May 2, 2019

Adjournment

8:30 PM B. Charboneau moves to adjourn; S. Patterson seconds; all in favor.

Kristina Berger

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Secretary to Planning Board