

Approved January 7, 2021

**Village of Kinderhook  
Planning Board  
6 Chatham Street  
Kinderhook, New York 12106  
Minutes of December 17, 2020**

This meeting was held remotely as part of the Village of Kinderhook's COVID-19 response plan.

Present via Zoom: Chairman Kevin Monahan Vice Chairman Bruce Charbonneau, Susan Patterson, Tina Lang, Abram Van Alstyne, Village Attorney Rob Fitzsimmons, Code Enforcement Officer Peter Bujanow, Village Board Liaison Mark Browne, Trustee Mike Abrams, Village Clerk Nicole Heeder, Secretary Carol van Denburgh, Economic Development Director Renee Shur, Applicant Darren Waterston, Yen Ngo, Jordan Valdina, Ruth Moore, Rima Bostick, Stuart Peckner, Dana Spot, Wendy & Gary Spielman, Kristine Ambrosetti, Robert & Donna McElligot, Adam Applebaum, Stephanie Lally, Todd, Joe, x9726, x1581.

Public Hearing: Kevin Monahan introduces himself as Chairman of the Planning Board. Other members introduce themselves to Public. Darren Waterston speaks regarding the Site Plan Amendment, SBL#43.20-2-42, 8 Hudson Street, proposed restaurant, "The Aviary Restaurant." Thanks everyone for participating in tonight's meeting. Darren introduces Yen Ngo, his business partner. Acknowledges Carol Knauss who had a restaurant on this location as well as the Treasure Shop. Darren proposing to open up a restaurant and lounge at this location. 1.5 acres, almost 18,000 sq feet of space. Heart of the Village, crucial to the vitality. Premise of restaurant to source locally, seasonally. Building and thoughtful and energy efficient space, grants from National Grid. Responsibly recycling and composting restaurant's waste. Darren an artist from San Francisco and New York City, Yen a restaurateur from Vietnam and now New York City. Looking at modern-American, Dutch, Indonesian flavors. Make space natural and gardenly. Darren discusses first provided schematic. 2 & 4 Hudson Street was originally a hat factory and knitting mill. Steel frame structure built behind hat factory. The demolition of that finished to open up the space, "chapel-like." This space will be the main core of restaurant, other adjacent buildings built from repurposed materials of the demolished hotel (which is now the parking lot). One of those buildings will be the lounge. "Aviary" will be the restaurant name. "The Nest" will be more intimate lounge. Darren to paint the entire interior. Plan to open June 2021. Darren states work with Historic Preservation Commission has begun for all aspects of the exterior parts of the building. With their guidance, they will begin workshops with HPC on signage and lighting.

Public Comment:

-Rima Bostick congratulates and welcomes Darren. Great focus aesthetically and focal point for people to get back together again.

-Kristi Ambrosetti & Amy Ziff agree with R.Bostick. Very excited and proud this will put Kinderhook on the map. Congratulations and count on everyone to help.

-Wendy & Gary Spielmann, very excited. Requesting a couple of Vietnamese entrees, and a couple of peacocks. Anything they can do to help. (Yen's plan to have lunch menu with more Asian influence).

-Donna McElligot congratulates Darren. Looking for restaurant's website and demo pictures. D.Waterston states by end of January the social medias will be up in place. Yen states PR person says best to do in the New Year. Domain name purchased so by second week in January, Instagram and website will be up.

B.VanAlstyne asks if anything has changed since the last 2 weeks that we spoke. D.Waterston states yes as the demolition is behind them. Over 3,000 sq ft space to now heat. Next big move to put in a radiant heated slab. Have to fast track to meet opening date of early Summer. S. Patterson heartened to see enthusiasm from our community and beyond our Village.

K.Monahan grew up in a bustling Kinderhook along with A.VanAlstyne. Raising their children here now and they both appreciate that Darren and Yen put faith in the Village for their restaurant.

R.Fitzsimmons SEQRA, environmental review. Reutilizing a previously existing space, has municipal water and sewer and parking. If the Board does not anticipate any significant negative environmental impacts by approving the project, a motion to issue a negative declaration for purposes of the environmental review. B.Charbonneau makes the motion, K.Monahan seconds, all in favor. SEQRA review complete, this use of a restaurant in the business district is a special use permit and site plan review, motion to approve the special use permit and site plan with discussion on conditions. S.Patterson makes motion, A.VanAlstyne seconds, all in favor.

Discussion of opening up the space by Y.Ng and D.Waterston to the public before Christmas for December Nights now that the demolition is done. If anyone would like to visit, reach out to D.Waterston. Review of occupancy, around 130 people, not including the employees per J.Valdina, Architect/Engineer. Y.Ng discusses applying for liquor license, looking for guidance on this subject. K.Monahan works in the liquor industry, will talk with D.Waterston about the process and steps to get application approved.

Motion to close the Public Hearing by A.VanAlstyne, K.Monahan seconds, all in favor.

Old Business: Paul Calcagno, Modification of Site Plan, 1-3 Broad Street Lot#43.20-2-46. Proposed Ice Cream Shop "Spumoni Gardens". B.Charbonneau states a number of things that have to happen, Public Hearing, Site Plan that needs to be reviewed (discussed in May's meeting minutes). C.van Denburgh states we were at the Public Hearing stage on June 4 and P.Calcagno put the project on hold. R.Fitzsimmons says yes it would need a special use permit as it is food service like a restaurant. R.Fitzsimmons asks the Board if any objection to setting this for Public Hearing for January 7, 2021 to prevent another month's delay and to keep this moving. S.Patterson asks if he comes to us with a Site Plan Review and Special Use Permit and then the Public Hearing, YES per R.Fitzsimmons.

Next Meeting: January 7, 2021

Adjournment: 7:51pm -B.Charbonneau motions to adjourn. K.Monahan seconds. All in favor.

Carol van Denburgh

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Secretary to the Planning Board