

Approved 1/2/20
**Village of Kinderhook
Planning Board
Minutes of November 7, 2019**

Present Abram Van Alstyne, Chair; Bruce Charbonneau; Tina Lang; Sue Patterson; Rich Phillips, Liaison; Robert Fitzsimmons, Attorney

Absent Kevin Monahan

Also Attending Peter Bujanow, Rene Shur, Doreen Weir, J. Callahan, Paul Calcagno

Workshop 7:00 pm

Discussion of Stewarts installing a fence on the south of the property mentioned in the minutes of July 2019 and quality of the stations lighting.
Brief comments regarding Air B & Bs which were continued after Old and New Business in the Discussion segment of the meeting.

Call to Order 7:18 pm

Minutes Motion to approve the October 3, 2019 Minutes of the Planning Board, made by A. Van Alstyne, B. Charbonneau seconded, all agreed.

Funds \$1,777.73

Correspondence None

Old Business Paul Calcagno
43.20-2-47
5 Broad Street
Area Variance
Advisory Opinion

The Zoning Board has requested an Advisory Opinion from the Planning Board regarding reducing the *front dimensions* of the 5 Broad Streets residential area from *125 feet to 93 feet*. *The 32 feet involved would then be added to the existing patio of 3 Broad Street. The carriage house at the rear of the property is not involved.* A Public Hearing will be necessary.

A motion that the Planning Board has no objection was made by B. Charbonneau, seconded by A. Van Alstyne, all agree.

Morrill
15 Broad Street
43.20-2-52
Revise Parcel Variances

The Estate of David Morrill wishes to separate the existing residence from the small commercial building on the front of the property line into 2 plots, one residential and one commercial to facilitate the sale of 15 Broad Street. The small commercial building has built in 1840 has always been located adjacent to the residence.

Motion to give an Advisory Opinion supportive to the area variance was made by A. Van Alstyne, seconded by S. Patterson, all agreed.

Discussion

The Planning Board continued the discussion of Air B & B's:

1. The use of Air B&B's should not be onerous to the residents of the Village of Kinderhook in any way.
2. The Village should establish the number of days during the year the house may be used for this purpose.

B. Fitzsimmons: Air B&B's are not addressed in the current code.

The City of Hudson defines them as short term rentals of 6 days and long term rentals of 30 days. He also pointed out that per local law, dwelling maybe a temporary rental if 30 days or less.

A specific code will provide protection for the residents, disallowing large parties, noise as well as parking problems. Additionally, older single family residences used for this purpose must be brought up to current code requirements.

R. Phillips: commented on the necessity to protect Village residents from numerous people and car in the residential area.

A. Van Alstyne: spoke to the need for specific house information; number of bedrooms, bathrooms and parking spaces as well as a limit to the number of people in residence at one time when house is used as an Air B&B.

A Special Use Permit should be required. There is a need for a Type II SEQR and the need for a public hearing would be waived.

The Village should require notification of any changes in house and landscape.

S. Patterson: Surrounding homeowners should be notified of the Air B&Bs. Village laws will govern all Air B&B's in the Village, not the Town of Kinderhook. The houses should be required to have a local manager, perhaps the cleaning and/or maintenance service.

P. Bujanow: The town of Warwick adopted Code in 2018, copies were distributed along with other pertinent documents.

The City of Hudson collects taxes from Air B&B's as revenue.

R. Fitsimmons: will draft a document to simplify all concerns and said that the State can take jurisdiction.

T. Lang: asked will there be a Public Hearing and that this is an issue for the Village Board to determine.

The discussion of Air B&B's is to be continued.

Next Meeting

December 5, 2019

Adjournment

Motion to Adjourn was made by A. Van Alstyne, seconded by B. Charbonneau, all agreed.

Sandra Fels – Barton