

approved 11.7.19

**Village of Kinderhook
Planning Board
Minutes of October 3, 2019**

Present Abram Van Alstyne, Chair; Bruce Charbonneau; Kevin Monahan; Rich Phillips, Liaison; Robert Fitzsimmons, Attorney; Nicole Heeder, Village Clerk

Absent Tina Lang; Sue Patterson

Also Attending Peter Bujanow, Rene Shur, Doreen Weir

Workshop 7:00 pm, Peter Bujanow is introduced as new Code Enforcement Officer.

Call to Order 7:18 pm

Minutes A. Van Alstyne motion to approve the September 5, 2019 Minutes of the Planning Board and the September 19, 2019 Minutes of the Planning Board Public Hearing with corrections by R Fitzsimmons. B. Charbonneau seconds, all in favor.

Funds \$2,067.30

Correspondence None

Discussion Rich Phillips relayed Mayor Dunham request for the Board to discuss the situation of Air B n' B's, regarding the following issues to codify the requirements for Air B n' B in Kinderhook Village.

1. Need to assess terms of occupancy.
2. Are houses considered short term rental vs residential?
3. If short term rental would Special Use Permit be needed?
4. Would there be a penalty for owner if no Special Use Permit was not on record.
5. Insurance regarding injury and liability of property owner.
6. Inspection of units and enforcement of state regulations.
7. Concern for parking per house.
8. New York State building code for Air B n' B's are they considered commercial or residential?
9. Inspection of units and enforcement of state regulations.
10. Review New York State building code for Air B n' B's are they commercial or residential use will a Special Use Permit be required.

A. Van Alstyne indicated the need to prepare a letter outlining issues to be considered. Currently there are 8 to 10 Air B n' B's in Kinderhook.

Peter Bujanow, Code Enforcement Officer, will review the code.

New Business PCJ Development – Paul Calcagno
Sketch Plan for Expansion

**Lot Line Adjustment
3 and 5 Broad Street**

Paul Calcagno presented drawings to the Board indicating the proposed lot line adjustments between the Bagel Shop, the side patio and adjacent house, proposing the Bagel Shop and side patio area become one property creating a buffer area between the business and residential area.

Boundary line adjustment to be reviewed by Planning, Zoning and Village Board to determine if a Public Hearing will be required.

Paul Calcagno informed the Board that an Application had been brought to the Village Office and given to Donna Leiser.

Per Bruce Charbonneau a short term SEQR form will be required.

Old Business	NONE
Next Meeting	November 7, 2019
Adjournment	7:45 pm, A. Van Alstyne moves to adjourn; Kevin Monahan seconds, all in favor.

Sandra Fels – Barton
Secretary to Planning Board