

**Village of Kinderhook  
Planning Board  
6 Chatham Street  
Kinderhook, New York 12106  
Minutes of July 7, 2022 meeting**

This meeting was in person at the Village of Kinderhook's town hall

All documents were available to view at:  
<https://www.villageofkinderhook.org/planningdocuments.html>

Present: Chairperson Kristina Lang, Abram Van Alstyne, Kevin Monahan, David Pesano, Andrew Pelleteri, Secretary Kari Van Buren, Village Board Liaison Susan Patterson

Call to order 6:59 pm

Approval of minutes from the June 2, 2021 meeting

So moved by

Mr. Pelletieri and seconded by Mr. Monahan. All approved

Funds remaining \$1360.45

Old Business – none

**Workshop**

Public comments in regards to the newly proposed local law for Short term rentals (STR's) in the Village of Kinderhook.

In attendance were Village residents Ann Birkmeyer, Renee Shur and Jodie MaCullum. Ann Birkmeyer expressed concerns about rental regulations and was interested in a public discussion. Ms. Lang responded that there will be a public hearing, the planning board is making recommendations to the village board to address the code regarding STR's.

Ms. Shur asked if she could submit questions in regards to the current code proposal.

Mr. Pelletier responded that that is the purpose of the workshop.

Mr. Monahan suggested they submit their comments to the village board

New Business – Review Planning Board application form

Mr. Monahan inquired about the outstanding agenda item of reviewing site plan amendment for outdoor seating at local establishments and including a section on the application for outdoor seating. Ms. Lang responded that this would be postponed until the next meeting as we are awaiting advisement by the Village board and Village attorney.

Ms. Patterson – the purpose of this discussion is for new applications for businesses in the village. Mr. Monahan this will prevent those businesses from having to come back for an amendment? Ms. Patterson responded yes.

Conversation amongst the board members ensued on what board members would like to see on the new application. Mention of outdoor service occupancy, Mr. Van Alstyne said there is a need for more room on the application for a better narrative description. Mr. Van Alystybe also said the proposal section should be clarified.

Mr. Pelleteri brought up the new New York State regulations on the use of outdoor tents that went into effect in 2020. Asked if an application for use of a tent needs to be a special use permit. Ms. Patterson said that is a question for the CEO to clarify.

Conversation went back to the revisions of the planning board application. Mr. Monahan suggested the new application should be fillable both online and on paper. Ms. Lang asked what the fee of the planning board application is. Ms. Patterson pointed out that NY State law requires the application be notarized. The planning board looked at a draft of an application designed by Ms. Shur, they made suggestions for the application to incorporate both existing items and items that Ms. Shur included on her draft.

The planning board would like to look at the existing code in regard to The School to make accommodations for future events, so that the CEO is not put into a position of denying applications due to a technicality in the future. Mr. Pelleteri the original document with the school had certain parameters of the original plan. The School has become a museum & gallery, the Village has a responsibility to revisit the code and adjust based on the new vision of the gallery.

Ms. Paterson asked if the Planning Board is looking for issues to review, such as gaps in the code regarding cultural institutions, outdoor seating and air bnb's? The Village is undertaking a full legal review of the code book which will be roughly 8 months to a year.

Adjourn 7:50

So moved by Mr. Van Alstyne, seconded by Mr. Pesano. All approved.

Next meeting July 7, 2022