

**Village of Kinderhook
Planning Board
Minutes of August 4, 2022 meeting**

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

Call to order: Meeting called to order at 7:06 pm by K.Lang.

Minutes: No meeting minutes were adopted.

Funds remaining: \$2,821.14

Correspondence: There were letters received from Anne Birckmayer and Renee Shur about the proposed Short Term Rental regulations in the Village. Both Ms. Birckmayer and Ms. Shur were invited to be active participants in the meeting by Chairperson Lang.

New business: This meeting is a continuation of the conversation of Short-Term Rental (STR's) regulation in the Village of Kinderhook. The planning board reviewed and revised the application, provided by the Village at the July 7th meeting. The planning board sent the village attorney suggestions. He reviewed the suggestions and submitted comments back. Ms. Lang and Trustee Patterson attended a webinar on Short Term Rentals provided by the New York Planning Federation. There was a lively discussion about STRs that resulted in the second draft of a working document. Some of the highlights of the discussion were 1) STR owners must reside within the Township of Kinderhook, 2) a 3-unit cap on the number of STR units an owner may have in the Village, 3) a STR must be registered with the VOK but does not need to go through the process of acquiring a Certificate of Occupancy. Village resident Renee Shur, who owns a short-term rental and rents through AirBnB provided Ms. Lang with a copy of the AirBnB agreement for renters and renters (Included within minutes). Ms. Shur stated that Airbnb provides property owners with liability insurance in addition to their homeowner's policy. Mr. Pesano asked if we have an idea of how many properties in the Village are short term rentals? Trustee Patterson stated that there are seven known properties that are short term rentals within the Village. Discussion evolved to the laws around rentals in the Village, including what the inspection requirements are around rentals. The law requires any rentals with more than 1 unit be inspected prior to rental in the village. Single family residences do not need to be inspected.

Adopted September 1, 2022

New business (cont.): There was a question as to whether NYS has any laws governing inspection of rental properties. Mr. Pelletier offered to reach out to Jake Ashby's office to find out the answer. The discussion included how to limit the inspection to just the rented space if inspecting for a certificate of occupancy. Planning board members pointed out that older homes were not built to meet contemporary building standards/codes. It was suggested that the Code Enforcement Officer inspect the buildings for fire safety, egress and GFI outlets.

The conversation also discussed enforcement of local laws and ordinances and making renters of the STR's aware of those laws and ordinances. It was suggested by Ms. Shur that the Village create a "good neighbor" brochure/pamphlet for homeowners to provide to renters with them spelled out.

Mr. Pesano asked what would give the Village cause to revoke short term rental permits. It was decided by all that three violations or visits from law enforcement would permanently revoke STR permits in the village.

Next Meeting: 9/1/2022

Adjournment: Meeting adjourned at 8:49 moved by Mr. Van Alstyne, seconded by Mr. Pesano.

Respectfully submitted,

Melanie Brodowski on behalf of Kari Van Buren, Secretary to the Village of Kinderhook Planning Board