

Approved October 1, 2020

**Village of Kinderhook  
Planning Board  
6 Chatham Street  
Kinderhook, New York, 12106  
Minutes of July 9, 2020**

- Present via Zoom: Chairman Kevin Monahan, Abram Van Alstyne, Susan Patterson, Bruce Charbonneau, Village Attorney Rob Fitzsimmons, Village Board Liaison Rich Phillips, Secretary Carol van Denburgh, Jennifer Bonetsky (applicant), Paul Calcagno (landlord to applicant), Renee Shur, K Anderson, S.Jensen, 2 residents using phone-in option.
- Absent: Tina Lang, Peter Bujanow (CEO)
- Call to Order: Meeting begins with discussion at 7:08pm
- Minutes: S.Patterson motions to approve Planning Board minutes of June 04, 2020. A.VanAlstyne seconds; all in favor.
- Funds: \$2289.10
- Correspondence: Letter from Renee Shur regarding Air BnB
- Old Business: Air BnB law has been discussed numerous times. Planning Board is divided on this subject. R.Phillips will let Mayor Dunham know no additional input. Dumpster law and Storage Container law final versions discussed by R.Fitzsimmons. Storage Container Law requires a 30 day permit with a 30 day renewal, no longer than 60 days on property. One permit per parcel per year. Size of POD 16'x8'x8' large enough to hold contents of 3 bedroom home. \$250 fine is consistent with all Zoning violations if POD on property without a permit and not remedied. Motion made by B.Charbonneau for the Village Board to pass all three laws (Air BnB, Dumpster & Storage Container), A.VanAlstyne seconds, all in favor "aye" except K.Monahan "nay" who opposes the AirBnB law, other 2 laws fine.
- Geothermal Permit Law discussed. Draft law is very thorough. Motion made by B.Charbonneau that recommends the Village Board adopt Geothermal regulations to monitor and control systems and implement setbacks but does not have to be reviewed at the Planning Board level. A.VanAlstyne seconds, all in favor "aye".
- New Business: J.Bonetsky spoke on behalf of her son Jordan who is looking to rent out 10 Broad Street from P.Calcagno and open up a barbershop in the Fall with 2 chairs to start. One front step up into building, there is a back level entrance with a push open gate with no lock or latch for handicap accessibility. K.Monahan asks if there is water hook up. P.Calcagno states there is a sink and full bathroom. Back room would be waiting area, 2 chairs in front and reception area where desk is now. Appointments must be made by customers. B.Charbonneau asks R.Fitzsimmons that we are reviewing a site plan that is virtually unchanged. Can we approve now based on no change. No structural change. ADA compliance would be P.Bujanow, no required off street parking, available spaces in Village Square and Post Office. P.Calcagno states lettering on sign would be changed on

already existing sign. A.VanAlstyne asks if a barber pole would be added? This would need to be discussed with P.Bujanow and possibly HPC. J.Bonetsky states Jordan would start as a solo operator and then find the right person for the 2<sup>nd</sup> chair. S.Patterson asks about hours of operation: 9-5 or 9-6, late night Thursday, Saturdays, off, Sunday and Monday. Will have products and t-shirts with his brand on it as well for sale. K.Monahan asks about occupancy load, P. Bujanow would have to determine.

3 motions made:

- 1. Negative declaration for purposes of SEQRA  
Motion made by S.Patterson, second K. Monahan, all in favor “aye”
- 2. Waive Public Hearing and waive formal site plan requirements by section 130-36  
Motion by A.VanAlstyne, second S.Patterson, all in favor “aye”
- 3. Approve site plan application to allow 10 Broad Street office to be changed to a barbershop. Motion by S. Patterson, second B.Charbonneau, all in favor “aye”

Review of Planning Board Application for amendments and updating. R.Shur discussed “Fast track Kinderhook” and how all processes and forms reviewed to become more efficient. R.Shur drafted the copy of the updated PB application presented to the Planning Board. S.Nyack’s form was melded with Village of Kinderhook’s form to start discussion on a revised form. B.Charbonneau concerned that the applicant would not know what they need to provide, perhaps an asterisk on required items. R.Fitzsimmons likes form but provide a physical site plan or photos for our files and a narrative of the plan. Owner of property should be signatory on application. B.Charbonneau will take a look at this form and revise for next meeting. Discussion of fees ensued. Flat Application fee recommended by R.Fitzsimmons to cover costs of publication and attorney fees. This would be decision of Village Board.

Next Meeting                    August 6, 2020

Adjournment                    8:03 PM - A. Van Alstyne moves to adjourn; seconded by B.Charbonneau. All in favor.

Carol van Denburgh

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Secretary to the Planning Board