

Minutes of January 10, 2023, Germantown Town Board workshop regarding Short Term Rental Law, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, NY and via Zoom, commencing at 5:32pm.

Present: Supervisor Helsley
Councilman Sullivan
Councilman Kukon
Councilmember Suarez

Present via
Zoom: Councilman Christian

Absent: Town Attorney, Corinne Smith

Recorded by: Town Clerk, Joyce Vale

Supervisor Helsley opened the workshop saying Corinne suggested making some changes and made comments on the draft law. Councilmember Suarez read Corinne's email which said the most important sections were definitions, farm stay and permits. Councilman Christian said Corinne clarified and cleaned up the language making it more direct. Supervisor Helsley said the definitions are really what the board needs to work on. Councilman Christian suggested changing **other structure to other permitted structure**. Brandon said it sounds good as long as there is a valid CO. Laura Sink said in the current code a dwelling unit has to have a kitchen and a bathroom. Town Board questioning the word **present** for Owner-Occupied Short-Term rentals. Supervisor Helsley is writing in comments for Corinne to review. Town Board discussed the amount of days considered for owner occupied. Supervisor Helsley would like NYS to define primary residence. Town Board agreed more discussion is needed for the definition of Farm Stay. Laura Sink commented a farm stay is not a year-round living. Supervisor Helsley suggested changing the name Farm Stay to seasonal. Councilman Sullivan said this section should not be restricted to the AR district. Supervisor Helsley said more discussion needed on this topic possibly changing the definition to Seasonal Short-Term Rental. Town Board agrees definition host should be changed to owner. Discussion on permits. Town Board agreed to discuss this topic further with Corinne. At the next workshop the board will focus on specific topics. Billy Kimmel asked if the public will have a chance to ask questions and have dialogue at the next workshop? Councilmember Suarez suggested emailing any questions to the Town Board. Supervisor Helsley said the last workshop will be a community workshop before finalizing the law.

Motion to close the workshop made by Councilman Sullivan, seconded by Councilmember Suarez, with all in favor and none opposed.

Workshop closed at 6:59pm. Town Board taking a short break before town board meeting.

Respectfully submitted,