

Minutes of April 11, 2023 Town Board Short Term Rental workshop, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, NY and via Zoom, commencing at 6:00pm.

Present: Supervisor Helsley
Councilman Sullivan
Councilman Kukon
Councilmember Suarez
Councilman Christian

Town Attorney, Corinne Smith

Recorded by: Town Clerk, Joyce Vale

Supervisor Helsley opened the workshop. Councilmember Suarez remembered discussing section 4c. Corinne said she tried to clean up the language according to comments from the other workshops. Corinne drafted new language on amnesty in section 10 in (f) & (g). Town Board agreed to move to the next section. Supervisor Helsley said they were going to discuss transferability based on family passings, marriages, etc. Corinne kept this section general as possible to cover all scenarios. Corinne said the non-third party transaction is where you are gifted the STR and the permit would be transferable. Councilman Christian asked if they could adjust grandfathering in section 10 to allow for transferability? Councilman Sullivan suggested adding a petition to it. Corinne said that you may run into too many exemptions if you do that. Billy Kimmel asked is there still a percentage for permits? Councilman Sullivan and Supervisor Helsley said yes there still will be a limit. Corinne said they are not prohibited to making other exceptions. Councilmember Suarez said the idea behind this is so that one person not buying multiple properties as STR's. Councilmember Suarez is concerned about limiting new applicants. Councilman Sullivan said they could adjust the number of permits. Supervisor Helsley that he would hope we would not reach the cap then there would be availability for others to apply. Billy Kimmel suggested keeping a limit to one permit per year. The town board liked that suggestion. Supervisor Helsley said apply once in a 12-month period. Tony Albino said he and Councilman Sullivan are on the re-zoning committee and the purpose is to keep affordable housing and to put some limits to keep the cap tight. Tony added they could always loosen the cap. Supervisor Helsley said they will re-evaluate the cap. Councilmember Suarez asked if they should leave C2 the way it is? Corinne said yes keep that part for transferability. Town Board decided to skip over the cap part. Councilmember Suarez said Councilman Sullivan just brought up excluding seasonal stays and including owner occupied in the cap. Councilmember Suarez said in section 6D there should not be 2 sections. Corinne will review "designated host" and will rework combining sections 5 & 6. In section 7E Corinne cleaned up some of the language. Corinne said they can move a lot of this to the application section for seasonal STR's. Corinne asked if the town board wants to exclude any types of structure in the seasonal STR? Corinne said the law should not be vague. The town board will discuss RV's in depth at another time. Councilman Christian asked if there were any special requirements for wind speeds, snow loads or freezing? Corinne said there should be certain standard requirements but will check with Brandon. Supervisor Helsley suggested 180 days to apply for an STR permit. Town Board agreed. Corinne will submit changes and circulate and then should ask for internal comments before going to the Town & County Planning Boards and send to the STR committee. Supervisor Helsley said they will finalize it at the May meeting. Corinne said we can do first part of SEQR at May meeting. Doug Trapp asked when the public will be able to see the final draft? Corinne said the draft will be on the website, subject to changes. Supervisor Helsley said after the May meeting the final copy should be ready for review. Motion to close the STR workshop made by Councilmember Suarez, seconded by Councilman Sullivan, with all in favor and none opposed.

Workshop closed at 6:55pm.