Town of Germantown
Short Term Rental Committee
06/28/2021 Meeting Minutes

Members in attendance:

Jan Borchert - Chair
Stefania Maruniak
Janet Groh Crawford
Maggie Goudsmit
Laura Sink
Molly McClarnon

Christina Bohnsack
Genette Picicci
Rachel Levine
Garrett Montgomery

Location: Town Hall, in person
Minutes prepared by Laura Sink & Rachel Levine
Chairperson Jan opened the meeting at 7:04 pm.

Approval of Meeting Minutes: Motion by Stefania , 2nd by Molly

Administrative Updates: Future meetings will likely be hybrid (zoom + in-person), but this meeting will be in-person only.

Subcommittee Reports:
B) Germantown Research - Stefania, Genette, and Molly:
   Gathering property data from Real Property
   764 Residential Units
   71 Airbnbs in Germantown
   59% of properties are single family residence
   Speak with Adam Miller about data

A) State Research: STR / Affordable Housing / Gentrification - Christina, Sarah, and Rachel
   Rachel update: from her meeting with Department of State on June 3rd
   Comment from DOS: Don't believe the occupancy tax will pass
   There is a lot of info, but no opinion on what municipality should do
   To fully address STR's it has to happen in the zoning, and before that it needs to be added to the comprehensive plan.
   Part of Smart Growth Planning
   Patrice Perry - Columbia County Planning Board

C) Stakeholder assessment / E) What is owner-operated? - Maggie, Janet, and Garrett
   Worked on identifying potential stakeholders in this discussion and started thinking about the definition of “owner-operated”, especially with regard to part-time residents.

F) What are our neighbors doing? - Laura, Jan, and Eli
Not much progress, but we’ve started inquiring about STR regulation in neighboring Towns in Columbia County. Comment: Towns in Dutchess and Ulster should be included.

G) Unique STRs - Laura and Jan
Discussion of whether some “unique STRs” would fall under other Permitted Uses in Germantown’s zoning law. Plan further discussion about how (if at all) to include Unique STRs in a final recommendation to the Town.

Motion to adjourn made by Molly, Seconded by Laura
Meeting Ended at 8:03 pm