

Minutes of February 6, 2024 Germantown Town Board Public Hearing on proposed Local Law No. C of 2023, providing for a local law revising the Town of Germantown Zoning and Subdivision Law to regulate short-term rentals, held in the Germantown Town Hall, 50 Palatine Park Road, Germantown, NY, commencing at 6:05pm.

Present: Supervisor Helsley
Councilman Sullivan
Councilman Kukon
Councilmember Suarez

Town Attorney, Corinne Smith

Present via Zoom: Councilman Christian

Recorded by: Town Clerk, Joyce Vale

Corinne reminded the public to limit their comments to 3 minutes per person and to state their name and where they live.

Supervisor Helsley opened the floor to the public for comments.

Ripley Hathaway lives in Germantown and operated a STR for 5-6 years. Ripley asked if your building already passed the board of health why are they doing this again? Will there be a checklist for the owners before the inspections? Ripley feels there should be a checklist for the owners. Does the CEO do the inspections? Supervisor Helsley answered Code Enforcement Officer. Ripley asked how much the fees are? Corinne said the fees will be set by resolution by the Town Board and the fees will be nominal to cover the cost of the building inspector going to the property. Supervisor Helsley said the fees can be changed each year by resolution at the Reorganizational meeting. Ripley asked who is the building inspector? Supervisor Helsley answered Brandon Mullins. Ripley asked if the owners will get a checklist before the building inspector comes to their property? Corinne said currently there is no checklist. Supervisor Helsley said fees will be set after the law is passed. The effective date is the date the law is filed with the Secretary of State.

Jude Ray lives in Cheviot asked how the 6% figure was arrived at. Councilmember Suarez said the STR committee did research and based the 6% on the amount of STR's there are now with room to grow. Jude asked how long the wait is and why there wasn't a lottery put in place? Councilman Sullivan answered someone purchased a property versus someone that already invested money into their property the lottery system would just be the luck of the draw. Ripley asked if RR210 is 10 acres or more? Corinne said 210 is a single-family residence. Corinne asked the board to talk about the next steps and if they are ready to move forward the public hearing could be closed. Councilmember Suarez has no changes to the draft. Councilman Christian mentioned the part about large gatherings terminology. Corinne said that part is not related to the owners of the property but the STR guests. Jude said large gatherings is broad language. Councilman Kukon said the law is good the way it is. Councilmember Suarez agreed. Corinne is going to reword large gatherings add in by guests. Corinne will make the necessary changes.

Motion to adjourn the public hearing at 6:34pm made by Councilmember Suarez, seconded by Councilman Sullivan, with all in favor and none opposed.

Respectfully submitted,