

MINUTES
Village of Nelsonville, NY
Regular Board Meeting
February 16th 2021

7:30pm - Call to Order - Mayor Bowman called the meeting to order at 7:30pm with the pledge of allegiance.

Approval of Vouchers: Mayor Bowman asks if everyone reviewed - Trustee Moroney makes motion to approve - Trustee Winward seconds. Trustee Pedlosky asks if Marc Landscaping payment is due to extra snow removal? No, it is part of the yearly contract. Abstract passes unanimously.

Abstract # 9 = \$13,685.11

Approval of Minutes: Everyone had a chance to review, Mayor Bowman noted that he knows some changes were made and gone back and forth over the past week, Trustee Pedlosky makes motion to accept. Trustee Moroney seconds. All in favor, minutes are approved from the January 19, 2021 meeting.

Financial Report: (Clerk)- Mindy reports that our bank account was at \$220,246.26 at the end of January. No deposit in February. Abstract #9 was \$13,685.11; Payroll #2 4,548.16; Expenses = \$18233.27; Total checking = \$201,912.99; Savings = \$132,001.44; total \$333,914.43.

Correspondence:

Altice - notice about changes - There are 3 pages of changes that are going to affect residents. Clerk has these available if anyone would like to view a copy.

Open Issues:

Delinquent taxes to County (Clerk) - \$2,299.67 to be relinquished to the County for collection. We need a motion to submit the unpaid taxes totaling \$2,299.67 including penalties to Putnam County for collection. We need signatures from all Trustees. PLEASE MAKE MOTION to relinquish the delinquent taxes to the County. Trustee Moroney makes motion. Trustee Mechaley seconds. All in favor.

Mayor Bowman talks about the snow cleanup that was done. Another large storm is pending. Trustee Moroney was in conversation with the County to possibly help with snow removal. He will follow up.

Election Day: (Clerk)

- *Four candidates for two open trustee positions for our election. We are going to appoint and train three new election inspectors in case we need to call on them.*
- *The sample ballot is on the website for everyone to review.*
- *Registration day is Saturday, March 6th here at Village Hall.*
- *A new absentee ballot application will be available soon. Mayor Bowman states that NY State will allow Covid as a reason to request an absentee ballot. We will honor the County or State applications, and our old applications.*
- *Appoint new election inspectors - Kelly House, David Limburg, and Donna Duncan - we will have three additional inspectors available.*

Public Comment: Mayor Bowman asks if anyone has any comment on any agenda items. No public comment.

Adjournment: Trustee Mechaley makes motion to adjourn and trustee Moroney seconds. All in favor, the meeting is adjourned.

Short Term Rental - Public Hearing / Comment on Proposed Law

Motion to Open Hearing: Trustee Moroney makes motion to open and trustee Mechaley seconds. All in favor the hearing is opened.

Mayor Bowman asks Trustee Winward to summarize the draft legislation.

Review Draft Short Term Rental legislation:

Trustee Winward reviewed what steps led up to where we are today and provides a summary of what the law entails. Trustee Winward lists the important points that the legislation was written to address. She reviews the application process, the permit

fees, and inspection requirements. Trustee Winward thanks the Village building inspector and other Board members for their review and input.

Former Mayor Tom Corless is the first person to speak about the Local Law and points out a few corrections on pages 9 and 10. He states that the annual permit cap is too low. He also wants to ensure that duplicate laws aren't being created for residents.

Josh and Jenny Kaplan (Har-Mil Drive) spoke next about their experiences with AirBNB and STR. They have experience as both renters and hosts, and they discussed wanting to allow STR in the village with responsible oversight.

Sonia and Rudolph VanDommele (Half Moon Ridge) spoke about their positive AIRBNB and STR experiences, and that they strongly oppose the new legislation. They worry that these laws will limit their potential to continue hosting. They love to have parties, and they feel like this legislation is targeting them. They are careful to be really good neighbors, and want to know what the catalyst is for this. They are not aware of any official complaints against them. Mayor Bowman assures them it is not personal; all municipalities are confronting this issue; and asks Sonia and Rudolph to put their concerns in writing for the record.

Trustee Pedlosky asks Building Inspector Bill Bujarski to explain what parts of the legislation are simply enforcing existing state and local codes — such as occupancy limits for fire safety, state allowances for commercial use of residential properties, etc. Bill Bujarski provided some thoughts on how the STR law enforces occupancy and safety requirements. A discussion of whether parties or events should be permitted at rental homes ensued. .

Marylou Cacetta (Main Street) thanks the Board for all the work they have done. She supports the draft legislation and suggests that the registration fee be higher. She talks about her concerns and experiences with the house next door used primarily as an AirBnb rental. When it was recently purchased, it forced out a longtime disabled renter.

Kathleen Maloney (Har-Mil Drive) introduces herself as a candidate for Trustee and talks about her mostly positive experiences with AIRBNB. She talks about the future of the Village and how it can be affected by a law like this.

Maria Zhynovitch (Fishkill Road) also introduces herself as a candidate for Trustee and suggests that the proposed law include more flexibility allowing for a range of annual permits.

Trustee Winward clarifies that the current bill would not permit parties or events while utilizing a residence as an STR. It would not impact residences when they are not being used as an STR.

Heidi Wendel (Secor Street) spoke in support of the proposed law. She thinks the permit cap is helpful because it is one of the easier elements to regulate.

Mayor Bowman asks to close the meeting at ten after 9 and thanks everyone for coming out. The hearing remains open, and residents were encouraged to submit feedback.

##