

Code Committee Meeting
August 10, 2015
236 Third Street, Greenport, NY 11944
Village Hall Conference Room

Attendance: Mayor George W. Hubbard, Jr., Trustee Mary Bess Phillips, Deputy Clerk Jeanmarie Odon, Village Attorney Joe Prokop, At-Large-Representative Michelle Schott, Historic Preservation Commission Chairman Frank Uellendahl, Zoning Board Chairman Doug Moore, and Village Administrator Paul Pallas **Other attendees:** Zoning Board member David Corwin and Jen Nuzzo of the "Times Review".

Call to Order:

Meeting called to order at 4:15 p.m. by Mayor Hubbard, Jr.

Approval Minutes of last meeting:

Motion made by Mayor Hubbard, Jr. and seconded by Trustee Phillips to approve the minutes of the last meeting (as held on July 13, 2015).

Short Term Rentals:

Code Members discussed the laws in place at various municipalities that are regulating short term rentals. However, all agreed that the Village has a unique concentration of short term rentals due to it being a "walking Village", unlike other municipalities.

Enforcement of the proposed law may prove to be difficult, while essentially relying on complaint-based tips.

Therefore, enforcement procedures will need to be established for compliance and processing violations.

It was suggested that the length of the rental period be a minimum of 30 days (for non-owner occupied), with a renting frequency of three times within the registration year (not calendar year).

Short term owner occupied rentals would be exempt from the proposed law. By doing so, it supplements income and "puts the community first".

However, the Village Attorney commented that short term rentals will deem the property use as commercial, which would be in violation of the current Certificate of Occupancy regulations.

Bed and Breakfast (B&B) businesses are continually struggling with the influx of Airbnb's. The Committee plans to review and discuss the current local law, along with the Village Planning Board's comments, concerning possible changes to increase the rental capacity.

Along with possibly amending Chapter 42 (Artist's Loft) to allow full-time leases only of the existing properties and closing the possible "loophole" with the current section of Village Code concerning boarding houses.

Signage Code:

Awaiting comments from the Village Planning Board to continue the discussion at the September meeting.

New Business:

SEQRA:

Propose new categories to the Village Board for Type I and Type II actions.

Recommendations to Village Board:

None

Close Meeting:

Motion made at 5:15 p.m. by Doug Moore, and seconded by Frank Uellendahl to close the meeting. The next meeting will be held on **Monday, September 14, 2015**, at **4:00 pm** at Village Hall, 236 Third Street, Greenport, NY 11944.