

Code Committee Meeting
September 14, 2015
236 Third Street, Greenport, NY 11944
Village Hall Conference Room

(10/5/2015 revision on page two)

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, Planning Board Chairman Devin McMahon and **Other attendees:** Zoning Board members David Corwin and Diana Gordon, Robert Feger, Teresa Taylor, and Trustee Doug Roberts.

Call to Order:

The meeting was called to order at 4:07 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 August 10, 2015).

Short Term Rentals:

General summary: last month, the members were not comfortable with recommending to the Board the proposed local law for Short Term Rentals.

The proposed Short Term Rental law for discussion pertains to owner-occupied residential homes. The non-owner occupied short term rentals will still need to be addressed in the near future. The need to consider charging higher fees and proposing stricter restrictions for allowing non-owner occupied short-term rentals within residential neighborhoods.

Members had previously discussed non-owner occupied short term rentals, however it seems to "make sense" to place the community first for Primary Residence.owner-occupied residential homeowners that are supplementing their existing income.

Code members discussed further review of the current codes for Bed and Breakfast (B&B's) and Rentals to ensure a "level playing field" for B&B's, and Short Term Rentals (owner and non-owner occupied.) Registration should include the homeowner providing the proper tax collection certificates, and insurance coverage, along with a higher permit fee. The process will need to have clear, concise procedures for registration and enforcement, including a possible plan to hire additional enforcement personal.

Trustee Phillips requested the following timeline be part of the minutes:

- November 2014: Village Board decided to "reach out" to the Village community for comments on Short Term Rentals.

- January 28, 2015 through April 28, 2015: the Village of Greenport held a Public Comment Period to accept public input and comments regarding Airbnb and short-term rentals of residential properties.
- May 11, 2015: the Code Committee started reviewing public comments and began the discussion and creating a draft proposed local law for Short Term Rentals.

Trustee Phillips mentioned this is a "very round topic" that affects the economics and rights of Village residents.

The discussion continued with different "hypothetical" scenarios including difficulties of enforcement and also ideas to alter existing Village Code to "blend in" Short Term Rentals.

Mayor Hubbard, Jr., requested that the Village Attorney provide to the Clerk's office for distribution a draft Short Term rental law one week from today that includes the comments discussed, and a clear definition for allowing Primary Residence / Owner Occupied Short Term rentals and disallows non-owner occupied Short Term rentals.

(10/5/2015 revision) Mayor allowed public comment during this meeting regarding short-term rentals. In synopsis, the main disagreement was the current high frequency of rentals from numerous "investment properties". The public would like the Village to consider taking necessary steps to stop the high volume of current non-owner occupied short-term rental properties within residential neighborhoods. The Village of Greenport has become very popular over other communities because it is a "walking community". This has changed the overall "character" of the Village from the traditional rental stock for working residents.

Signage Code:

Devin McMahon will add to the upcoming Planning Board Regular Session Agenda meeting to discuss current signage regulations and submit comments to the Code Committee for continued discussion.

SEQRA:

Propose new categories to the Village Board for Type I and Type II actions – to be discussed in future meetings.

Recommendations to Village Board:

Recommended the Bed and Breakfast suggestions from the Planning Board changing three to five rooms for discussion and approval for the Regular Meeting Agenda.

Close Meeting:

Motion made at 5:30 p.m. by Mayor Hubbard, Jr., and seconded by Trustee Phillips to close the meeting. The next meeting will be held on **Monday, October 5, 2015, at 4:00 pm** at Village Hall, 236 Third Street, Greenport, NY 11944.