



VILLAGE OF RHINEBECK

Village of Rhinebeck Board of Trustees
Monday July 9, 2018
7:00 PM

Mayor Bassett opened the meeting at 7:00pm with the Pledge of Allegiance.

Mayor Gary Bassett:	Present
Deputy Mayor Richard Lewit:	Present
Trustee Howard Traudt:	Present
Trustee Brant Neuneker:	Present
Trustee John Rossi	Present

Also present were: Village Clerk Patricia Coon, Superintendent of Public Works and Codes Enforcement Officer John Fenton, and members of the public.

Mayor Bassett opened the meeting with a short statement regarding the workshop. Trustee Neuneker gave a report on the committee's activities. Mayor Bassett asked Clerk Coon to read into the minute's correspondence received from Gwen Bardon and Laura Wasserman, and these were placed on file in the Clerk's Office. Mayor Bassett opened the floor to the public for comments.

Public #1- suggested a study group and study the capacity of Rhinebeck. Possible the Board is not recognizing the impact on the school enrollment, safety and what it does to the residents.

Public #2- Read a letter to the Board which is on file with the clerk.

Public #3- suggested restricting the STR.

Public #4- compared the stricter vs. more lenient.

Public #5- Discussed the dark- empty houses in the village, and it is leading to what kind of village.

Public #6- Non-hosted rentals will change the character of the village, and make it a different place to live in. It is changing a small village.

Public #7- Opposes non hosted rentals for any number of days. Recommends an enforcement plan and certification.

Public #8- Suggests that it be highly thought out, codified and enforced. Need to understand and permit accordingly and the process should not be rushed.

Public #9- Reported that many residents of the village are upset and discussed that at the workshops the same concerns are being made, but no changes are being made. Asked the board for this to be taken seriously, and that health, fire and safety are to be considered. Short term rentals are actually a business use in a residential zone.

Public # 10- Stated that currently she knows all of her neighbors and is concerned about housing disappearing. Need to preserve the neighborhoods that we all come here for.

Public #11- Stated the neighborhood carried her when she was going through a personal critical time, and asked what would the character of the village be like.

Public #12- Stated that a resident is defined as someone living in the village 240 nights

Public #13- As a short term vacation rental owner, she rents very little, vets all the visitors, and stated it would be a mistake of making a limited number of time visitors could stay.

76 East Market Street, Rhinebeck, NY 12572-1697 845-876-7015 845-876-5583 Fax

www.rhinebecknyvillage.org

Public #14- Asked what are the goals for the village, and that this should not have a deprecation of property values for surrounding properties. Stated with dark houses, the residents possibly may not feel safe, and that the village needs to be very careful, as no investigation is done currently and no limits.

Public #15- As a resident for quite some time, she has seen a change in the village. Asked for the village to thoroughly investigate the impact on the village, and stated that the residents could become isolated due to empty houses.

Public #16- Stated that neighborhoods would die. Asked the board to regulate and control and to not allow absentee landlords.

Public #17- As the current draft says have to be here 240 nights, the Board needs to figure out a way to enforce this limit.

Public #18- Stated in regards to the request for time, and more time, the longer you wait, the more can do it. Suggested a moratorium on short term vacation rentals.

Mayor Bassett turned the discussion over to Trustee Neuneker, who started that these workshops have been a springboard of public input. Trustee Neuneker stated that the draft has been on the table since February 2018 and read the following bullet points and reviewed what is currently in the village code:

Draft revision to Chapter 120 Village of Rhinebeck Zoning Code (Draft affecting sort-term rentals), Points to Consider

- Short Term Room Rentals to replace current Room Rental Home use for 1-2 bedrooms only. Maximum lodger occupancy is four adults or six total.
- Short Term Room Rentals to allow non-hosted rentals but may not exceed 40 days per year.
- Short Term Room Rentals require owner-occupancy, defined as the owners' legal home where the owner resides for at least 240 days per year.
- Short Term Room Rentals require a registered resident host but where non-hosted may require a name of a registered agent with the right to control possession of the dwelling. For real estate activities requiring a license, a licensed agent may be required. The agent requirement is for owners leaving Dutchess County overnight.
- Short Term Room Rentals require an Administrative Permit in the Residential and Village Center Districts. The permit, for fire and building safety, needs to be renewed annually. This will be required for all short term rentals.
- For clarification, Short Term Room Rentals are permitted in single or two family dwellings. Guest bedrooms are to be limited to the principal dwelling and/or one accessory dwelling.
- Building inspector may refer to the Planning Board for site plan approval, situations where necessary exterior site changes are required.
- Any required additional parking should not be allowed in front of the principal building by expanding use of an existing driveway.
- For properties currently in non-compliance, enforcement will be delayed for six months—from date any code revisions are enacted—to provide a transitional period for permitting.

Codes Enforcement Officer John Fenton went over the current issue of reviewing the regulations, the yearly Bed and Breakfast fire inspection and proof of any violations from the police. When asked in regards to how many hosted 1-2 bedroom short term rentals, he went over the process that a Bed and Breakfast has to go through. There are 12 legal bed and breakfasts in the village, all hosted. The Board discussed owner occupied and the need to enforce owner occupied short term rentals.

Trustee Traudt read a short statement against unhosted rentals.

Trustee Rossi stated doesn't want to do away with unhosted, possible put a cap on the number of nights, 40 is too many, possibly 20.

Deputy Mayor Lewit- stated there shouldn't be zombie homes, meaning there shouldn't be dark houses in the village. Property owners should have the ability to have room rental, as long as it is the permanent primary residence and need to live there. Possibly a cap of 15 unhosted homes, 16 nights. Residents need to adhere to the village laws, short term rentals are here, we need a workable compromise.

Mayor Bassett- The village needs to maintain the sense of community, and supports a compromise. The number of days is restrictive, and suggests 16 days, and not consecutive weekends, which regulates what people can do. With a small village, and with these restrictions, the village will know. Mayor Bassett suggests that when STR owners advertise, they need to list the registration number from the Village, and to limit the number in the village, possible 15. Stated taking houses off the market will destroy the village.

Deputy Mayor Lewit- asked about the assessment impact to the neighbors

Trustee Rossi- Reviewed that a Bed and Breakfast needs to have site plan approval, and it is a special permit now. Counting the days and heads will be difficult. Stated the Village would need to rely on citizens to be on the honor system.

Public #16- Hosted rentals would have to qualify.

Trustee Neuneker- Suggested a lottery to limit the number of permits allowed. Discussed 0-14/0-16 unhosted days allowed.

Public #14- Questioned why can't they all be a special permit?

Public #19- Asked the village to be strict, and to be enforceable. The property owner needs to know what is happening.

Public #20- 95% of the public does not want unhosted rentals.

Public #21- there needs to be a written code on the books, and it needs to be more restrictive and has to be as enforceable as possible.

Trustee Rossi- some level of fairness needs to be in regards to the number of STR and needs to be permit driven. Unhosted needs to be tight so the Codes Enforcement John Fenton can do his job.

Deputy Mayor Lewit- stated very much in favor of high penalties, and that the Village is not seeing the taxes from Air B&B, it is a business.

Discussion- the Board discussed handing out a permit via a special use permit, you would have to justify and earn it. These would require a hearing, and the Board discussed what would bring it to a hearing. They discussed with the public how complicated it is.

Public #22- If it is not enforceable, it doesn't matter.

Mayor Bassett thanked everyone for coming to the Short Term Vacation Workshop, and that the Board is not done.

Motion: Mayor Bassett: To adjourn the special workshop meeting.

Second: Trustee Traudt

Mayor Bassett:	Yes
Deputy Mayor Lewit:	Yes
Trustee Traudt:	Yes
Trustee Neuneker:	Yes
Trustee Rossi	Yes

Respectfully Submitted,

Patricia D. Coon, RMC
Village Clerk

Motion: Mayor Bassett: To adjourn.

Second: Deputy Mayor Lewit

Mayor Bassett: Yes

Deputy Mayor Lewit: Yes

Trustee Traudt: Yes

Trustee Neuneker: Yes

Trustee Rossi Yes

Respectfully Submitted,

Patricia D. Coon, RMC
Village Clerk

Motion: Mayor Bassett:

Second: Trustee Rossi

Mayor Bassett: Yes

Deputy Mayor Lewit: Yes

Trustee Traudt: Yes
Trustee Neuneker: Yes
Trustee Rossi: Yes

Respectfully Submitted,

Patricia D. Coon, RMC
Village Clerk

