

REGULAR MEETING

MARCH 3, 2022

Minutes of a Regular Meeting held by the Town of Shawangunk Town Board, County of Ulster, State of New York, at the Town Office Building at 14 Central Avenue, Wallkill, NY on the **3rd day of March 2022** at 7:00 P.M.

PRESENT were Supervisor John Valk, Councilman Brian Amthor, Councilman Robert Miller, Councilman Adrian DeWitt, Councilman Alex Danon, and Town Clerk Jane Rascoe. Also, present were Highway Superintendent Rich Blazeski, Police Chief Gerry Marlatt, Planning Board Chairman Mark Watkins and several members of the public.

The meeting was called to order at 7:00 p.m. Supervisor Valk led the Town Board in a moment of silence and the pledge to the flag.

APPROVAL OF MINUTES

A motion was made by Councilman Amthor and seconded by Councilman Danon to approve the minutes of the Regular Meeting held on February 17, 2022.

VOTE: ALL AYE.

CORRESPONDENCE

Letters from: Town of Montgomery, Public Hearing Notice on Zoning Law on 3/10/2022, Wallkill Little League Parade on 4/23/2022, Letter from Mulford Drive residents on drainage dated 2/28/22

PUBLIC HEARINGS

Supervisor Valk explained that the following Public Hearings were held open from February 17, 2022 for additional public comments. He opened up the floor for comments on the proposed local laws.

INTRODUCTORY LOCAL LAW #1 of 2022 – Lot Line Adjustment

INTRODUCTORY LOCAL LAW #2 of 2022 – Accessory Dwelling Unit

INTRODUCTORY LOCAL LAW #3 of 2022 – Short Term Rental

Mr. Ilya Kharkover introduced himself and his partner, Eugene Markman, to the Town Board. He explained that after owning another property in the area, they purchased a house on Winding Trails Road in August of 2021. He explained that they both are prosecutors in the Bronx. He is a Ukraine refugee who is now a citizen and loves this country. They purchased the home to use themselves, as well as rent out. The other home they own in Orange County, since September 2020, is also rented out. They joined forces and have both Air B&Bs up and running. They are both attorneys and they have reviewed the proposed laws and brought people to the meeting tonight to demonstrate that they care

about their home and the community. This type of business brings tourists and money to the area. They want to work with the Town Board. Supervisor Valk inquired as to what brought them to come tonight, what objections do they have with the proposed law. Mr. Kharkover explained that they have objections to the limit on bedrooms as the house they purchased has six bedrooms. Another concern is they do not live on the property. Supervisor Valk advised that if they do not live on the property, they could have a manager.

Mr. Kharkover explained that if there is a three-bedroom maximum, the law would not work. If it can be resolved by going to the Planning Board, they are willing to do that. Supervisor Valk explained that the intent was to make sure these rentals are safe; presently they do not have fire and safety inspections. Mr. Kharkover stated that they are happy to get the inspections, they are all about regulations. Supervisor Valk requested Mr. Kharkover submit written comments so the committee can go back and tweak the law. Mr. Dyer Halpern, another partner, explained that he appreciates the Town Board's desire to have control but the number of bedrooms is a big thing for them. He further explained that families come and need more bedrooms. They spend a lot of money in the area. The owners hire a lot local people. He is asking for reconsideration. Another issue is the requirement of an on-site office. Supervisor Valk stated he is glad these issues are being brought to the board's attention; they will go back to the drawing board. He again requested these comments be submitted in writing.

Lynn Eckert addressed the Town Board. She explained that she is the manager of an Air B&B for someone who lives out of the state. By doing this she is able to offset the costs of owning the house. She estimates that about \$5,000.00 a month, or \$87,000.00 a year is going around the local area from the owner having an Air B&B. Ms. Eckert continued to explain that she agrees with paying taxes and following the rules.

Mr. Pete Best-Hall explained that he grew up in the area and now has come back and purchased a house. With the cost of housing exploding in this area he is concerned with how people will continue to live here. His parents are aging, and he is interested in building a cottage on the property for his mother. He requested clarification on detached units. He feels the language in the proposed law is not clear. Mr. Best-Hall submitted written comments for the board's consideration.

Mr. Glenn Rodney explained to the board that if he had the ability to go back, this would have been a good solution for his father to live with him. Most parents want to be independent and this is a good way to deal with that issue. Councilman Miller spoke of these proposed laws that are essentially changing the zoning in neighborhoods. People purchased single family homes and this zoning will change the character of the neighborhood. He inquired what happens to the cottage when the parents or relative passes away. Will it be rented out? Supervisor Valk noted that the intent was to create affordable housing. Mr. Rodney stated that the restrictions built in limit one bedroom and 650 s.f. Councilman Danon explained that setbacks still need to be in conformance. Supervisor Valk stated that the committee will have to go back to the drawing board on new accessory buildings.

Nina Formano stated that she lives and has ten acres on Meeker Road. She has tents on her property and it is very private. The new law excludes tenting. Supervisor Valk explained that the committee is working on a separate law for tenting. He further explained that events related to tenting will be addressed. Ms. Formano explained that she has a couple who is planning on having a wedding