

**Village of Tannersville**

**Date**

**January 23, 2023**

**Time**

3:00 PM

**Location**

Tannersville Village Hall

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**Present:** Lee McGunnigle, Mayor  
David Kashman, Trustee  
John Gallagher, Trustee  
Kimberly Thompson, Trustee

**Type of meeting:** Workshop Meeting

Robin Dumont, Village Clerk-  
Treasurer

**Absent:** Gregory Landers, Trustee

**Also Present:** Stephanie Streich, Carl Giangrande,  
Tannersville Building & Code  
Enforcement

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***Minutes:***

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The Mayor opened the meeting with the Pledge of Allegiance.

**Short Term Rental Law**

The Mayor asked the board if they had a chance to review the drafts provided by the Town of Hunter and Town of Olive (Shokan).

Trustee Gallagher stated that he liked the purpose in the Town of Olive's law. The other members were in agreement and the following addition was proposed in the Village's draft: .

**Purpose**

The purpose of this Local Law is to address the use of Short-Term Rentals within the Village of Tannersville, to encourage the use of housing for traditional long-term rentals, in an effort to mitigate the impact of Short-Term Rentals on the housing market, particularly the stability of the Long-Term Rental market; to ensure the safety of Short-Term Rentals; to ensure that the following concerns are addressed:

- A. Quality of life (parking, noise pollution, traffic, proper garbage removal, animal control, etc.)
- B. Health and safety (including wastewater treatment, water quality, ingress/egress, fire control, etc.)
- C. Outside activities (assembly spaces, bonfires, events)

This Local Law imposes mandatory regulations and requirements on all Village of Tannersville property owners currently renting, or planning to rent their property on a Short-Term basis.

The board also discussed the following changes in the draft:

Local Property Manager (LPM) - suggest changing distance from village to 15 miles from 30 miles.

#### Regulations

A. Suggest changing annual renewal to biannual. Change the following sentence regarding registration from January 1 to “Registration must be completed by December 31, 2023 for all existing Short Term Rentals or at least ten (10) days prior to any new such use not existing as of the effective date of this law.”

C. Regarding the following subsection: “i. The applicant must provide a water test result of the potable water supply of the rented dwelling that complies with Subpart 5-1 (non-community water system) of the New York State Sanitary Code. Subsequent water tests shall be required upon annual renewal of the STR permit” The question rose if this can be required for units that are not connected to village water and whether or not this would open the Village to liability. The mayor asked the clerk to send this question to the Village attorney.

Regarding C. iii. “STRs will be limited in occupancy to sleeping 15 persons or less. Any establishment that can house and sleep more than 15 persons will not be considered an STR and will be subject to the same rules and regulations as hotels/motels” the question was raised if the Village would be required to notify DOH if an application is received. The Clerk noted that in some cases, a property on Main Street may trigger site plan review and DOH is one of the agencies that would be informed.

Section C. v. Instead of just responding within 60 minutes, the board proposed the following change: All emergency calls from the Village or renters must be responded to within thirty (30) minutes and can be on site within sixty (60) minutes.

C.vi – Regarding insurance, the board proposed the following be added to this section: Evidence of provisions of rental property insurance for STR must be filed with application. Trustee’s Gallagher and Kashman asked what the exact working or policy names were for this section and asked for clarification.

Cvii. Suggested changing permit term to a one (2) year term and to be renewed at the expiration of the two year period.

Fee for inspection: The board felt that the fee should be similar to that of our other review fees. Carl Giangrande stated that the inspection wouldn’t be the more involving part it’s the paperwork side of things and you want to make sure you cover your costs. The board suggested an inspection fee of \$400 and that it may be changed by resolution. They also wanted to add that Permits shall be applicable to one unit/rental listing only. If the STR has more than one unit, the owner must obtain a permit for each unit utilized as an STR.

Regarding the following sentence: “STR permits shall be issued only to the property owner of the STR being registered.” The board wanted to add that STR permits are not transferable. (if sold).

For section E. Board held off changing until clarification regarding the water tests were received.

#### Violations/Fees

The board was satisfied with the fee amounts. Mr. Giangrande stated that they were pretty standard. The board wished to add to this section Any unpaid violation fees/fines will be subject to relevy on the Village taxes.

#### Enforcement

Regarding the committee: The board asked if this can be the Village if there is lack of public interest to serve. Also asked for clarification for village law section reference if it was correct. These items are to be referred to the Village attorney for clarification.

The Mayor asked the clerk to type up these changes in the current draft and circulate to the board and Village attorney.

#### **Sign Law Proposed revisions**

The Clerk stated that in your packets was the current sign law.

The Mayor added that a few years ago, the board did away with the annual renewal and implemented that a one time fee be paid of \$250 which was the same as our site plan review fee. No further renewals would be done. The sign owner would have to pay a new one time fee if they made any changes to the sign.

Proposed that this change be permanently made to section B.5. Initial Sign Fee \$250. Annual renewal not required. Any changes to sign will require a new application.

The Mayor asked the board to review the rest of the law and provide comments or questions to be reviewed at the next meeting. Trustee Kashman made a note about sandwich signs. Perhaps adding something to require the owner to take them in at the end of the day, and that they cannot be out when clearing of the sidewalks is taking place.

The Mayor made a motion to adjourn the workshop. Trustee Kashman seconded. Four in favor, one absent, motion carried.