TOWN OF STANFORD TOWN BOARD  
TOWN BOARD MINUTES

JULY 10th, 2025

The Town of Stanford Town Board met for their monthly meeting on Thursday, July 10th, 2025, at the Town Hall at 7:03 PM. Supervisor Wendy Burton called the meeting to order with the Pledge of Allegiance, led by Kathy Zeyher.

Roll call: Wendy Burton – present

Julia Descoteaux – present

Eric Haims - present

Nathan Lavertue – present

Theodore Secor - present

Also in attendance was Town Attorney Robert Butts.

MOTION TO APPROVE AGENDA: Supervisor Burton made a motion to approve the Agenda, seconded by Teddy Secor. Motion carried with all present voting in favor. Motion carried.

LIAISON REPORTS:

Councilman Secor reported that there was no ZBA meeting or a Haunted Fortress meeting. There will be a Climate Smart Task Force meeting this month and the committee is planning on following up with residents who received compost bins to see how the program is working.

Councilman Haims reported a busy meeting for the Planning Board on June 25th: there was supposed to be a public hearing for Rathjen’s two pole barns on Route 82 but it was postponed until July. A public hearing was held for the Millbrook School for a boy’s dormitory but only one comment was received and that was for a clarification; they were granted a special use permit with a negative SEQRA for their site plan. There were also the following: a lot line alternation and consolidation for 244-278 Marlet Lane, 3 lots, no development for this minor subdivision and they will have a July public hearing; a special use permit for 5886 Rt. 82, a 6’ range hood for Cobble Pond Farm that was decided to be a Health Department matter; a special use permit for 6030 Rt. 82 for a physical therapy office above the new laundromat, a class 2 type action, and a public hearing will be held in July; and a pre-application meeting for 110 Top of the Hill Road that was deemed not to need a special use permit but rather a Building Inspector inspection.

Councilman Lavertue reported that the Rec summer camp was in its first week and was going very well, adding that a water safety instruction for lifeguards should be discussed at budget time. The old oak tree that was sick and had to be removed was discussed: funds were hoping to be received from Sen. Hinchey’s office but may not be received in time for a replacement; however, people have been bringing umbrellas for shade. Community Day was discussed with plans to have a “passport” contest where stamps will be collected from every booth and the winner would get a free ice cream. Other discussions were about a town wide scavenger hunt to correspond with the Holiday of Lights parade. Trunk or Treat will be on October 24 but having a candy drive was discussed as there were so many children last time that everyone was running out of candy. The fall soccer program will start registrations early next month.

Councilwoman Descoteaux stated that at the last CAC meeting, they introduced the draft Natural Resources Inventory, which will be available on the website soon, and is in print form in the Town Clerk’s office. It covers the “State” of our Town’s natural resources. This plan will be recommended for use by the ZBA, the Zoning Commission and the Planning Board once published. The most interesting part of the report is that we have had a climate increase in both temperature and precipitation, which could be problematic in the future. The CAC should be commended for their efforts on this report as they did a fantastic job.

Supervisor Burton spoke of the Stanford, A Caring Community and the D.C. Human Rights Commission talk last week, “100 cups of Coffee” and what a wonderful event it was. There were group discussions about past projects – SPARC Park and the Community Garden – as well as discussing things like what can be done to help our youth, new people moving into Town, and keeping young families here. The Water Quality Committee will be launched tonight, which was recommended in the Comprehensive Plan, as the last one was done in 1992. She had met with Sen. Michelle Hinchey and Asst. Fire Chief Dennis Buchal regarding the poor condition of Route 82 and the problem of speeding cars through the center of Town. The State’s budget for road repairs for ’25-’26 is already done but Sen. Hinchey is hoping that the “26-“27 budget for their capital plan can contain funds for this badly needed reconstruction of Route 82. Ms. Burton added that there is a possibility that the Town could pass a resolution asking the State

Town Board Minutes

July 10, 2025, page 2

Legislature to allow us to lower the speed limit to 35 MPH on Rt. 82 through the center of Town. She is also looking for a contractor to inspect the Town hall roof as the warranty on the roofing down years ago will expire next year. The Zoning Commission has met with the consultants SLR who will be working on re-structuring our zoning code and have tackled some of the priority issues in the Comprehensive plan’s passage in December. For her financial report, the Board members received two payroll verifications, her Supervisor’s report and the June bank reconciliation. The second sale tax check from the County will be coming at the end of the month. Budget meetings will begin next month with the goal of completing the Budget before Election Day, as per a law that was passed after a prior administration changed the budget after they lost the election. And the new Laundromat has opened.

PRIVILEGE OF THE FLOOR:

Kathy Zeyher, 158 Shelley Hill Road – asked about the ambulance funds donation that was mentioned in the Supervisor’s weekly newsletter. Ms. Burton replied that an anonymous donor had offered to cover the ambulance expense for the Town for the next three years but the Board, along with the donor, will discuss if it could be applied fully for three years or half the amount for six years. Ms. Zeyher also said that Route 82 has a “history” as she grew up here, adding that the original road was made of concrete and was very narrow, and that is mainly why the blacktop has not held up over the years and the road will need a complete reconstruction and not a quick fix. Councilman Lavertue replied that the DOTs capital expenses will have this route on their list in two years, with Ms. Burton adding that our DOT District 8 has been shortchanged for years. Ms. Zeyher also asked why the speed trailers were on a Town road, with the Supervisor replying that we are waiting to have our DOT permit renewed to keep them on Rt. 82.

Mike Roche, 2728 alt Point Turnpike – mentioned that at the recent workshop on the short-term rentals, that there were 52 Airbnb’s in Stanford. Councilwoman Descoteaux replied that the information was given to us by Granicus who contracts with Dutchess County to keep track of these STR’s and the information was from November of ’24. Mr. Roche replied that the information is now 8 months old and that there could be more. Supervisor Burton replied that the number in the law is 55. He also asked why the Board did not agree with the Planning Board’s comments about having no cap. Supervisor Burton said that sometimes we disagree with the Planning Board and that we wanted a cap. Julia Descoteaux added that long term rental inventory in Town has decreased 21.5% from 2010-2018, and an increase in STR’s could lower this inventory even more, making it difficult for young people to afford housing in Stanford. The Supervisor said that the first task of the Town Zoning Commission consultant was to go through the entire zoning ordinance and reorganize it, then new legislation will follow such as this STR law and the Right to Farm law.

PUBLIC HEARING – PROPOSED LOCAL LAW #4 – RIGHT TO FARM

A motion was made by Wendy Burton, seconded by Nathan Lavertue, to open the Public Hearing on proposed Local Law #4, the Right to Farm Law. Supervisor Burton stated that the Board had held a public hearing on this proposed local law 2 months ago and after hearing all of the comments from residents, they re-did the whole law, took out the zoning parts of it and just made it a statement on the Town’s right to farm, not only a 7-page documents. Attorney Butts added that since the zoning components were removed, there was no need for the County Planning to review it.

Kathy Zeyher – stated that the original law was very convoluted and commended the three citizens that spoke up about it, Mark Burdick, Curtis DeVito and Dennis Wedlick. She added that she was glad that the Town was not passing that original disastrous law and took all feedback into consideration to just codify the right to farm.

With no other comments, Wendy Burton made a motion to close the Public Hearing, seconded by Nathan Lavertue. Motion carried.

NEW BUSINESS:

1. LOCAL LAW #4 OF 2025, RESOLUTION #7D: ADDING CHAPTER 126 OF THE TOWN CODE TO CODIFY THE RIGHT TO FARM: A motion was made by Wendy Burton, seconded by Theodore Secor, to adopt Local Law #4, the Right to Farm, as follows:

**TOWN OF STANFORD**

**RESOLUTION NO. 7D of 2025**

**TO ENACT LOCAL LAW #4 OF 2025**

**A LOCAL LAW ADDING CHAPTER 126 OF THE TOWN CODE**

**TO CODIFY THE RIGHT TO FARM**

Town Board Minutes

July 10, 2025, page 3

At a meeting of the Town Board of the Town of Stanford (“Town Board”), held at the Town of

Stanford Town Hall on the 10th day of July, 2025, at 7:00 p.m., Town Supervisor Wendy Burton called the meeting to order, and she, seconded by Councilperson Theodore Secor, moved the following resolution to enact the local law, to be known as Local Law No. 4 of 2025, entitled “A Local Law Adding Chapter 126 Of The Town Code To Codify The Right To Farm” as follows:

WHEREAS, the following Local Law was introduced as Proposed Local Law No. 4 of 2025, by Resolution No. 6A, adopted at a meeting of the Town Board held on June 12, 2025; and

WHEREAS, at said meeting, the Town Board declared that the enactment of this proposed local law is a Type II Action pursuant to the New York State Environmental Quality Review Act (“SEQRA”) and is therefore exempt from environmental review under SEQRA; and

WHEREAS, a properly noticed public hearing was held before the Town Board during the meeting on July 10, 2025, on this Local Law;

NOW THEREFORE, BE IT ENACTED by the Town Board of the Town of Stanford as follows:

Section 1. Right to Farm. A new chapter “Chapter 126 – Right to Farm”, shall be added to the Town Code as follows:

Chapter 126 - Right to Farm

§ 126-1. Title.

This chapter shall be known as the “Right to Farm Law of the Town of Stanford.”

§ 126-2. Legislative Intent.

The Town Board of the Town of Stanford hereby recognizes and declares the communal importance and pride associated with the local agricultural heritage. As proclaimed by George Washington, “Agriculture is the most healthful, most useful, and most noble employment of man.” The rich and beautiful farmlands of Stanford, New York generate viable economic benefits, fresh produce and commodities, environmental quality, and pastoral landscapes—thus defining the rural character of the Town.

It shall be the policy of the Town to preserve, protect, promote, and expand upon current and prospective Farming Operations, while fostering a harmonious relationship between farmers and neighboring residents. Said relationship includes the understanding and acceptance of day-to-day associated agriculture practices. Doing so with the intention of limiting the circumstances in which farming may be deemed a nuisance and be free of unreasonable and unwarranted interference.

The Town ensures that local laws are consistent with New York State Agriculture and Markets Law (Section 305-B) and New York State Town Law (Section 283-A), which requires an agricultural data statement for any application for a special use permit, site plan, use variance, or subdivision that occurs on property within an Agricultural District or within 500 feet of a Farm Operation located in an Agricultural District.

§ 126-3. Definitions.

As used in this chapter, the following terms shall have the meaning indicated:

Agricultural District - A parcel of land which has received such designation under the requirements of agricultural district legislation of New York, Article 25-AA, Agricultural Districts, of the New York Agriculture and Markets Law.

Agricultural Practices - Those practices necessary for the on-farm production, preparation and marketing of agricultural commodities. Examples of such practices include, but are not limited to, operation of farm equipment, proper use of agricultural chemicals and other crop production methods, and construction and use of farm structures.

Agricultural Products - Those products as defined in section 301(2) of Article 25AA of the State Agriculture and Markets Law, including but not limited to:

Field crops, including corn, wheat, rye, barley, hay, potatoes and dry beans.

Fruits, including apples, peaches, grapes, cherries and berries.

Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.

Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.

Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, llamas, ratites, such as ostriches, emus, rheas and kiwis, farmed deer, farmed buffalo, fur bearing animals, milk and milk products, eggs, furs, and poultry products.

Maple sap and sugar products.

Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.

Aquaculture products, including fish, fish products, water plants and shellfish.

Short rotation woody crops raised for bioenergy.

Production and sale of woodland products, including but not limited to logs, lumber, posts and firewood.

Farm Operation - As defined in section 301 (11) in the State Agriculture and Markets Law.

Town Board Minutes

July 10, 2025, page 4

Farmer - Any person, organization, entity, association, partnership, limited liability company, or corporation engaged in the business of agriculture, whether for profit or otherwise, including the cultivation of land, the raising of crops, or the raising of livestock.

Farmland - Land used in agricultural production, as defined in subdivision four of section 301 of Article 25AA of the State Agriculture and Markets Law.

§ 126-4. Right-to-Farm Declaration.

Farmers, as well as those employed, retained, or otherwise authorized to act on behalf of Farmers, may lawfully engage in Agricultural Practices on property enrolled within a state-certified Agricultural District within this Town at all times and all such locations as are reasonably necessary to conduct the business of agriculture. For any Agricultural Practice, in determining the reasonableness of the time, place, and methodology of such practice, due weight and consideration shall be given to both traditional customs and procedures in the farming industry as well as to advances resulting from increased knowledge, research and improved technologies.

Agricultural Practices conducted on Farmland shall not be found to be a public or private nuisance if such Agricultural Practices are:

Reasonable and necessary to the particular farm or Farm Operation,

Conducted in a manner which is not negligent or reckless,

Conducted in conformity with generally accepted and sound Agricultural Practices,

Conducted in conformity with all local state, and federal laws and regulations,

Conducted in a manner which does not constitute a threat to public health and safety or cause injury to health or safety of any person, and

Conducted in a manner which does not unreasonably obstruct the free passage or use of navigable waters or public roadways.

Nothing in this local law shall be construed to prohibit an aggrieved party from recovering damages for bodily injury or wrongful death due to a failure to follow sound agricultural practice, as outlined in this section.

§ 126-5. Notification of Real Estate Buyers.

In order to promote harmony between Farmers and their neighbors, the Town requires land holders and/or their agents and assigns to comply with Section 310 of Article 25-AA of the State Agriculture and Markets Law and provide notice to prospective purchasers and occupants as follows: "It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an Agricultural District and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors." This notice shall be provided to prospective purchase of property within an Agricultural District or on property with boundaries within 500 feet of a Farm Operation located in an Agricultural District.

A copy of this notice shall be included by the seller or seller's agent as an addendum to the purchase and sale contract at the time an offer to purchase is made.

§ 126-6. Agricultural Advisory Committee.

The Town Board shall create an Agricultural Advisory Committee (AAC) with the purpose of advising the Town on any and all agricultural matters. The Committee shall be composed of five town resident members, including three agriculture business owners, one nonagricultural residential owner, and one member of the Planning Board of the Town of Stanford.

§ 126-7. Resolution of disputes.

Should any agriculturally related controversy arise, which cannot be settled by direct negotiation between the parties involved, the controversy may be submitted to the Town of Stanford Agricultural Advisory Committee (AAC) in an attempt to resolve such matter prior to or, if desired, alternatively, to filing of any court action or request for a determination by the Commissioner of Agriculture and Markets about whether the Agricultural Practice is sound pursuant to Article 25-AA, Section 308 of the New York State Agriculture and Markets Law.

Any controversy submitted to the Agricultural Advisory Committee (AAC), whose decision shall be advisory only, shall be submitted within thirty (30) days of the date of the occurrence of the particular activity giving rise to the controversy or the date the party became aware of the occurrence.

Upon necessary investigation of facts and full presentation and discussion of all pertinent information concerning the dispute from both parties—the committee must hold a meeting within 14 days of the matter to discuss the decision. Further, the committee shall, within 10 days of the meeting, render a written decision to both parties and the Town Clerk.

Town Board Minutes

July 10, 2025, page 5

The time limits provided in this section for action by the Committee process shall be extended upon a written agreement of all parties involved in the dispute.

The decision of the Agricultural Advisory Committee (AAC) shall not be binding. If a party is not satisfied with the Committee’s decision, said party may submit the matter to the Town Board according to the procedures set forth.

The controversy between the parties shall be submitted to the Town Board upon written request of either party.

The Town Board shall review the controversy with a report from the proceedings of the Agricultural Advisory Committee (AAC). Within 30 days of the written request, the Town Board shall render a written decision to the parties.

The decision of the Town Board shall not be binding.

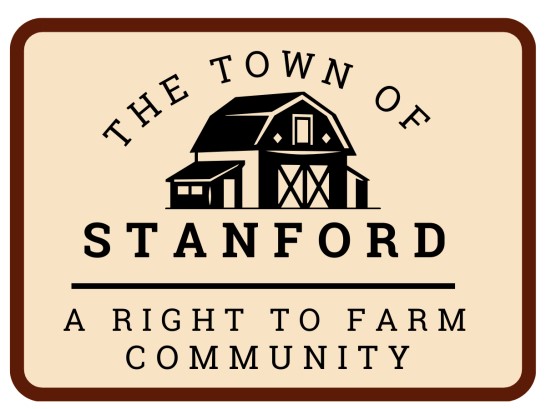
To encourage the use of this mechanism to resolve disputes, the parties requesting to utilize this dispute resolution process shall stipulate, in writing, that the statements made during the process shall be deemed to be in the nature of settlement discussions and that such statements and any agreement reached as part of the dispute resolution process shall not be used for evidentiary purposes in any other action or proceeding.

§126-8. Right-to-Farm Sign.

At selective locations on the Town borders signs shall be posted stating that the Town of Stanford is a Right-to-Farm community.

Such signs shall be posted on the Town line on Bulls Head Rd, Bangall Amenia Rd, and Route 82 North and South, for a total four (4) signs collectively.

The sign shall appear substantively as follows:



Section 2. Numbering for Codification. It is the intention of the Town of Stanford Town Board and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the Town of Stanford; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 3. Severability. The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law, which can be given effect without such part or parts.

Section 4. Precedence. This Local Law and its provisions are in addition to all other applicable laws, rules and regulations.

Section 5. Effective Date. This Local Law shall take effect as of the date of filing with the New York Secretary of State.

The foregoing resolution was voted upon with all Board members voting as follows:

Wendy Burton, Supervisor Yes

Nathan Lavertue, Councilperson Yes

Julia Descoteaux, Councilperson Yes

Eric Haims, Councilperson Yes

Theodore Secor, Councilperson Yes

Dated: July 10th, 2024

Stanfordville, New York *RITAMARY BELL, TOWN CLERK*

2. RE-INTRODUCE PROPOSED LOCAL LAW #5 OF 2025 – SHORT TERM RENTALS: Attorney Butts stated that this proposed local law was the subject of a Special Meeting on June 26th to hear the public’s comments and the Board worked on it again at a workshop this passed

Town Board Minutes

July 10, 2025, page 6

Monday night. One comment from Kathy Zeyher prompted the Board to change the draft to include duplexes and multi-family use properties. The Board also clarified the provisions for the

application process to allow those registered with the County to have a 90-day time frame in which to apply, and the next ones would be on a first-come, first-served basis. There would be separate permits for each unit and an owner could have more than one rental and reduce the number of documents required. It also clarified the provision of a responsible party so that it could be the owner or a representative or a management company; it eliminated the requirement for a STR permit holder to have a written contact with the renter; it clarified of the procedures of the zoning officer for violations and insufficiencies, of transitional periods that any booking prior to the law being enacted would be grandfathered. After the local law was adopted, an owner could apply within 90 days to continue any of their reservations, minimized the penalties, and made the process more streamlined. Both Attorney Butts and Supervisor Burton added that the comments received were very much welcomed and that a Public Hearing on this Local Law would be on Thursday, August 14th, 2025.

**TOWN OF STANFORD**

**RESOLUTION NO. 7E OF 2025**

**TO INTRODUCE PROPOSED LOCAL LAW NO. 5 FOR THE YEAR 2025**

**AMENDING CHAPTER 164 OF THE TOWN CODE**

**TO ESTABLISH RULES AND REGULATIONS FOR**

**SHORT-TERM RENTAL ACCOMMODATIONS**

At a meeting of the Town Board of the Town of Stanford (“Town Board”), held at the Town of Stanford Town Hall on the 10th day of July, 2025, at 7:00 PM, Town Supervisor Wendy Burton called the meeting to order, and she, seconded by Councilperson Nathan Lavertue, moved the following resolutions:

**WHEREAS,** the State of New York has adopted an act to amend the Real Property Law in relation to short-term residential rental of private dwellings in certain municipalities and which will preclude a municipality from creating its own short-term rental residential rental unit registry after the effective date of such act; and

**WHEREAS,** the Town Board wishes to create such a local registry and the Town Board therefore wishes to enact a Local Law prior to the effective date of the State statute in order to preserve its local control of registration of short-term rentals; and

**WHEREAS,** a Local Law to amend the Town’s Zoning Code to provide rules and regulations for short-term rental accommodations as both a principal and accessory use in all districts, known as Proposed Local Law No. 3A of 2025, was introduced at a meeting of the Town Board held on March 13, 2025; and

**WHEREAS**, at the March 13, 2025 meeting and in connection with the proposed Local Law, the Town Board declared itself Lead Agency for purposes of SEQRA for this Type 1 action; and

**WHEREAS**, at the March 13, 2025 meeting and in connection with the proposed Local Law, the Town Board adopted and authorized circulation of a copy of Part I of the Full EAF pursuant to the requirements set forth in 6 NYCRR Part 617; and

**WHEREAS,** the Town Board has considered comments received from the Town Planning Board and various comments from the public in writing and at a Special Meeting conducted on June 26, 2025, and has made further minor revisions to the proposed Local Law as a result of such comments; and

**WHEREAS**, the proposed Local Law to amend the Town’s Zoning Code to provide rules and regulations for short-term rental accommodations both a principal and accessory use in all districts, as so revised, is now re-introduced pursuant to New York State Municipal Home Rule Law section 20 and eventual adoption pursuant to Chapter 164, Article XI of the Town Code and Sections 264 and 265 of the New York State Town Law; and

**WHEREAS**, the Dutchess County Department of Planning & Development is required to review the proposed zoning amendment pursuant to GML §239-m; and

**WHEREAS,** pursuant to section 164-56 of the Town Code the proposed Local Law must be submitted to the Town Planning Board for a report and recommendation thereon;

**NOW, THEREFORE, BE IT RESOLVED,** that the following proposed Local Law is hereby introduced, to be known as Proposed Local Law No. 5 of 2025, entitled “A Local Law Amending Chapter 164 of the Town Code to Establish Rules and Regulations for Short-Term Rental Accommodations” to read as follows:

BE IT ENACTED by the Town Board of the Town of Stanford as follows:

**Section 1.** Legislative Intent. Chapter 164 of the Town of Stanford Town Code contains the Town’s regulations with respect to Zoning. The Town Board has determined that it is in the best interest of Town to allow short-term rental accommodations as a permitted principal or accessory use in all zoning districts and in compliance with certain requirements which are the subject of this local law, as defined in this local law. The Town Board now wishes to update the Chapter of the Town Code entitled “Zoning” accordingly.

Town Board Minutes

July 10, 2025, page 7

**Section 2.** Supplementary Use Regulations for Accessory Dwelling Units. A new section "**§164-19.6 – Short Term Rental Accommodations,**" shall be added to the Zoning Law as follows:

§164-19.6 Short Term Rental Accommodations (STR).

Purpose. The purpose of this section is to establish a set of regulations applicable to the short-term rental of residential real property in the Town of Stanford. These regulations are in addition to all other provisions of this Chapter. In the adoption of these standards, the Town Board of the Town of Stanford (the “Town Board”) find that short-term rental accommodations have the potential to be incompatible with surrounding residential uses, especially when several are concentrated in the same area, thereby having the potential for a deleterious effect on the adjacent full-time residents. The Town Board recognizes the benefits of short-term rental accommodations (“STR”) to allow homeowners to supplement their income to defray the cost of housing and to provide lodging for visitors to the Town. The Town Board finds that short-term rental accommodations have the potential to have a detrimental effect on affordable housing and economic diversity in the Town, by removing dwelling units from the long-term rental market and driving up demand for the limited remaining housing supply. This can result in fewer available units and increased prices or rents for those units that are available. Special regulation of these short-term rental uses is necessary to ensure that they will be compatible with surrounding residential uses, protect the health, safety and welfare of Town residents and will not act to harm or alter the neighborhoods they are located within.

Presumption of Dwelling Unit as Short-Term Rental Accommodation.

The presence of the following shall create a presumption that all or a part of the property is being used as an STR:

All or part of the property is offered for lease on a short- term rental website, including but not limited to Airbnb and VRBO, for a rental period of less than thirty-one (31) days; or

All or a part of the property is offered for lease for a period of thirty-one (31) days or less through any form of advertising.

The foregoing presumptions may be rebutted by documentary evidence presented to the Building Inspector sufficient to show that the premises is not operated as a STR.

Zoning districts. A Short-Term Rental Accommodation, as defined in §164-59, is permitted as either a principal or accessory use to a single family, duplex, 2 family, multiple dwelling or multi-use residence in all zoning districts in conformance with this section and all other applicable sections of the Zoning Law.

Commercial Nature. An STR shall be considered a commercial enterprise and commercial property and, as such, shall be subject to inspection by the Town as herein provided.

Privilege. The issuance of an STR Permit shall be considered a privilege granted by the Town and not a right of a property owner, and as such, the Town Board may limit the number of STR Permits and such permits may be revoked for non-compliance with the provisions of this Code.

Standards. An STR shall only be allowed subject to an application for an STR Permit issued by the Building Inspector, renewable on a biennial basis, and in compliance with the following standards:

Permit Required. The Town Board may establish by resolution the number of STR units that may be permitted at any time. The initial number of such STR permits shall be limited to a maximum of fifty-five (55) STR units within the Town. Preference shall be given to existing operating applicants who are registered with Dutchess County prior to the effective date of this law. Such applicants already registered with the County prior the effective date of this law shall have ninety (90) days from the effective date of this law to submit their application under the requirements of this section. Further applications will be accepted on a first-come, first-serve basis until permits for fifty-five (55) units are issued. Subsequent applications will be placed on a wait list. If and when there are permits for fewer than fifty-five (55) units, the wait list will be utilized starting with the application that has been on the wait list the longest amount of time.

Permit Term and Transferability. Permits shall be issued to the owner of the parcel (“STR Permit Holder”) and are not transferrable or assignable. Separate permits shall be issued for each STR unit. A parcel owner may have more than one STR Permit. The term of a Permit shall be two (2) years.

Submission. Supporting documents shall be submitted to the building department in order to determine whether the proposed STR meets the requirements set forth herein, including the location and size of the existing septic system and well, and the structures on the lot, both as they exist and as they would appear with the STR. Parking locations shall be shown.

Application procedure and decision.

Application. An applicant shall submit an application for an STR Permit to the Building Inspector with a checklist attachment and other submissions establishing compliance with all the requirements for an STR.

Fees. A bi-annual fee shall be paid per STR unit for issuance and renewal of the STR Permit, together with any other applicable fees as set forth, from time to time, in the fee schedule established and annually reviewed by the Town Board.

Town Board Minutes

July 10, 2025, page 8

Review Period. The Building Inspector shall within thirty (30) days of receipt of a complete submission determine whether to either issue the STR Permit, with or without conditions, or notify the applicant in writing that the application has been denied stating the reason or reasons for such denial.

Responsible Party. The contact information for the STR Permit Holder and for the responsible representative or management company (“Agent”) of the STR Permit Holder, if any, shall be provided to the Town as part of the STR Permit Application at time of submission, and the STR Permit Holder shall update this contact information as needed during the term of the STR Permit to ensure it is accurate and up to date.

Inspection Required. A satisfactory inspection from the Building Inspector is mandatory prior to issuance or renewal of an STR Permit. The Applicant or STR Permit Holder shall arrange for and schedule such inspection directly with the Building Inspector and give reasonable access for inspections to be conducted to ensure compliance with the provisions of the Town of Stanford Code, the NYS Uniform Fire Protection and Building Code

Department of Health Requirements. The premises shall be in full compliance with the standards of the Dutchess County Department of Health.

County and State Laws. The STR Permit Holder shall comply with all applicable requirements of Chapter 264, Article III of the Dutchess County Charter, Code and Ethics (Hotel Occupancy Tax) and Article 12-D of the Real Property Law of the State of New York (Short-Term Residential Units).

Maximum Occupancy. The maximum occupancy for an STR shall be determined by the septic capacity established by the Dutchess Country Department of Health, not to exceed two (2) occupants per bedroom. Maximum occupancy for an STR does not include children under five (5) years of age. In no event shall the number of guests of an STR any given time, including, but not limited to, events such as indoor or outdoor social gatherings or parties, exceed double the permitted occupancy of the STR.

Location of STR. An STR shall be limited to the principal dwelling or an accessory structure on the parcel, provided, however, that an STR may not be located in an Accessory Dwelling Unit (ADU) pursuant to Section 164-19.5 of this Code.

Habitable space. An STR shall not be located in a basement or an attic, except where said space is deemed habitable space as per the New York State Uniform Fire Prevention and Building Code.

Parking. An applicant seeking an STR Permit must demonstrate that there is area available in which to provide adequate off-street parking for the premises. A minimum of one (1) additional space per bedroom shall be provided for the STR, and parking shall be allowed in a location on the lot as required by the Zoning Law.

Display of Permit. A copy of the STR Permit must be prominently displayed within the interior of the STR during the duration of its validity. The availability of the STR to the public shall not be advertised on the premises. The STR Permit Number must be included in any listing.

Guest Compliance with Town Code. All guests of an STR are subject to the provisions of Section 164-15 of the Town Code and of the enforcement of Section 164-48. The STR Permit Holder is responsible for informing each guest of an STR of these provisions. All guests of an STR are required to refrain from any conduct on the property on which the STR exists, which disturbs the health, safety, peace or comfort of the neighborhood or which otherwise creates a public nuisance.

Building Code. Nothing in this Section is intended to supersede any of the provisions of the New York State Uniform Fire Prevention and Building Code, as may be amended from time to time. If any of the provisions herein conflict with the New York State Uniform Fire Prevention and Building Code, the New York State Uniform Fire Prevention and Building Code shall control. An STR shall not be approved or occupied except in compliance with all applicable federal, state and local laws, codes, rules and regulations and the Building Department shall have the right to periodically inspect the premises, upon reasonable notice to the owner, to ensure that all applicable laws and codes are being followed.

Smoke and Carbon Monoxide Detectors. There shall be one working smoke detector in each sleeping room and one additional smoke detector on each floor. Carbon monoxide detectors shall be installed as required by the New York State Uniform Fire Prevention and Building Code.

Fire Extinguisher. There shall be a Class B-C fire extinguisher on each floor and in the kitchen. Fire extinguishers shall be inspected prior to a renter occupying the property and no less than monthly by the STR Permit Holder to ensure each contains a full charge. A record of the date inspected, initialed by the Permit Holder, shall be maintained and made available to the Building Inspector upon request.

Display of House Number. The house number of the premises shall be displayed both at the road and on the dwelling unit so that the house number of the premises is clearly visible from both road and the driveway.

Electrical System. Electrical systems for the premises shall be in good operating condition, labeled, unobstructed and shall be visible for the Building Inspector during inspections. Any defects found shall be corrected prior to issuance of an STR Permit. A current boiler or furnace service report, including a record of the date inspected, initialed by the Permit Holder, shall be maintained and made available to the Building Inspector upon request.

Insurance Standards. All STR Permit Holders must provide Evidence of Property Hazard Insurance and a Certificate of Liability Insurance indicating the premises is rated for Short-Term Rental Accommodations and maintain such insurance throughout the term of the STR Permit.

Town Board Minutes

July 10, 2025, page 9

Waste Removal. Timely provisions shall be made for garbage removal from the STR during rental periods

Notice Required. A notice shall be prominently displayed within the interior of the STR during the duration of the permit’s validity which includes the following:

The contact information for the STR Permit Holder and Agent, if any;

Maximum property occupancy;

Maximum on-site parking provided;

A Good Neighbor Statement stating that STR guests must be considerate of the residents in neighboring homes and are required to refrain from any conduct on the property that disturbs the health, safety, peace or comfort of the neighborhood or which otherwise creates a public nuisance.;

All STR guests will be subject to New York Penal Law § 240.20 or any successor statute regarding disorderly conduct;

Littering is illegal

Recreational campfires must be attended at all times, and when burn bans are in effect; and

The following shall not be permitted or operated at the STR:

Discharge of firearms;

Pyrotechnics.

Compliance and Penalties. If the Building Inspector either witnesses or receives a written complaint of an alleged violation of this Section or a violation of the conditions of any STR Permit issued pursuant to this Section, the Building Inspector shall properly record such complaint and immediately investigate the report thereon. If the Building Inspector determines there is a violation of this Section, the owners shall be notified in writing by both first class mail and certified mail, return receipt requested of said violations and the Building Inspector may take any or all of the following actions:

Impose additional conditions to the existing STR Permit.

Require corrective action that remedies the violation(s). The corrective action must be completed and approved within 30 days of Notice from the Building Inspector or the owner risks revocation of the STR Permit.

Suspend the STR Permit. The Notice of Suspension shall be provided to the property owner and a copy filed with the Town Clerk.

Revoke the STR Permit. If an STR Permit is revoked, all owners of the property on which the STR exists shall be prohibited from obtaining an STR Permit on the property for a period of one (1) year after the date of revocation. The Building Inspector shall send Notices of Revocation to the property owners and shall file a copy with the Town Clerk.

Issue a court appearance ticket for violation of a Town law.

Renewal of Permit.

STR Permits will automatically expire after a two (2) year term, but may be renewed prior to expiration for a subsequent two (2) year term by Permit Holders in good standing.

Renewal STR Permits will be granted for an additional 2-year term if the following conditions are met:

Application for renewal of the STR Permit shall be made no less than thirty (30), nor more than ninety (90) days prior to expiration of the current STR Permit and be accompanied by the renewal fee.

At the time of application for renewal, the STR Permit Holder must present the previous STR Permit.

The property must undergo a new inspection performed by the Building Inspector pursuant to the requirements of Subsection (7) above.

Any violations must be remedied prior to renewal of an STR Permit.

Grounds for Suspension or Revocation of Permit. The Building Inspector may immediately suspend or revoke an STR Permit based on any of the following grounds:

STR Permit Holder has falsified or failed to provide information in the application for a permit or the application for STR Permit renewal.

STR Permit Holder failed to meet or comply with any of the requirements of this Section.

STR Permit Holder is in violation of any provision of the Code of the Town of Stanford.

Applicant has been found guilty by a court of law of a violation of any provision of the Penal Code of the State of New York, which violation occurred at the premises on which the STR exists, or is related to the occupancy of the STR.

Any conduct on the property on which the STR exists, which disturbs the health, safety, peace or comfort of the neighborhood or which otherwise creates a public nuisance.

Removal or disrepair of any safety devices such as, but not limited to, smoke and carbon monoxide detectors, fire extinguishers and egresses.

Appeals and Hearings. The STR Permit Holder or owner of the premises is entitled to appeal a determination by the Building Inspector to the Zoning Board of Appeals in accordance with Section 164-51.

Existing Short-Term Rental Accommodation Commitments at Effective Date. Notwithstanding the foregoing, those property owners with existing Short-Term Rental Accommodation commitments existing on or before the date this section takes effect shall be permitted to honor such existing commitments. Following the effective date of this section, owners with existing Short Term Rental operations may continue to make new commitments for Short-Term Rental Accommodation, provided that the owner submits a complete application for STR Permit within ninety (90) days of this section’s effective date. In

Town Board Minutes

July 10, 2025, page 10

the event that a complete application is not submitted within such period or if such application is denied, all such new commitments made by said property owner after the effective date of this section shall be deemed to be in violation of this section and shall be cancelled.

**Section 3.** District Schedule of Use Regulations. Under **§164-8 – District Schedule of Use Regulations, Subsection (E)**, the use "Short-Term Rental Accommodation in accordance with §164-19.6" shall be added and an entry of “P††” under the following categories: “CR,” “AR,” “RR,” “RC” and “LR.” Additionally, the following provisions shall be added to the section entitled “Notes” at the end of §164-8 (E):

†† Shall be a permitted either as a principal use or as an accessory use to the principal single-family, duplex, 2 family, multiple dwelling, or multi-use residence use in the specified district.

**Section 4.** Definitions.The following definitions shall be added to **§164-59 - Definitions**:

“Short-Term Rental Accommodation (‘STR’)” - An entire dwelling unit, or a portion thereof, offered for rent or lease for an occupancy of fewer than thirty-one (31) consecutive days, the rates for which include lodging only, and no other commercial services are offered. The term ‘Short-Term Rental Accommodation (STR)’ does not include Bed and Breakfast Establishment as regulated by the Town of Stanford Zoning Code. An Accessory Dwelling Unit (ADU) pursuant to Section 164-19.5 of this Code may not be used as an STR.”

“Short-Term Rental Accommodation Permit (‘STR Permit’)” – A permit issued to operate a Short-Term Rental Accommodation pursuant to Section 164-19.6(F) of this Code.

“Short-Term Rental Accommodation Permit Holder (‘STR Permit Holder’)” – The owner of the parcel to which a STR Permit was issued pursuant to 164-19.6(F) of this Code.

**Section 10.** Numbering for Codification. It is the intention of the Town of Stanford Town Board and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the Town of Stanford; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

**Section 11**. Severability. The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law, which can be given effect without such part or parts.

**Section 12.** Effective Date. This Local Law shall take effect as of the date of filing with the New York Secretary of State.

**AND BE IT FURTHER RESOLVED**, that the Town Board finds that the revisions are not material and, therefore, reaffirms and ratifies the previously approved Part I of the Full EAF and authorizes circulation of copy of same pursuant to the requirements set forth in 6 NYCRR Part 617; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby authorizes the Supervisor to refer the proposed Local Law to the Stanford Planning board for its report and recommendation pursuant to section 164-56 of the Town Code; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby authorizes the Supervisor to refer the proposed Local Law to the Dutchess County Department of Planning & Development pursuant to New York General Municipal Law § 239-m; and

**BE IT FURTHER RESOLVED**, that a public hearing be held in relation to the proposed local law as set forth in the form of notice, hereinafter provided, at which hearing parties in interest and citizens shall have an opportunity to be heard, to be held at the Town Hall on August 14, 2025, at 7 o’clock P.M., and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of Stanford by the Town Clerk, at least five (5) days before such hearing and that such notice shall be in the following form:

**NOTICE OF PUBLIC HEARING**

TAKE NOTICE that the Town Board of the Town of Stanford will hold a public hearing at the Town Hall, 26 Town Hall Road, Stanfordville, New York 12581, on August 14, 2025, at 7 o’clock P.M. on Proposed Local Law No. 5 of 2025, entitled “A Local Law Amending Chapter 164 of the Town Code to Establish Rules and Regulations for Short-Term Rental Accommodations.”

TAKE FURTHER NOTICE, that copies of the aforesaid proposed local law will be available for examination at the Town of Stanford Town Hall, 26 Town Hall Road, Stanfordville, New York, during normal business hours on all business days between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

DATED: Stanfordville, New York

July 10, 2025 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

RITAMARY BELL, TOWN CLERK

The foregoing resolution was voted upon with all Board members voting as follows:

Wendy Burton, Supervisor Yes

Town Board Minutes

July 10, 2025, page 11

Nathan Lavertue, Councilperson Yes

Julia Descoteaux, Councilperson Yes

Eric Haims, Councilperson Yes

Theodore Secor, Councilperson Yes

Dated: July 10, 2025

Stanfordville, New York \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

RITAMARY BELL, TOWN CLERK

3. RESOLUTION #7F OF 2025 – TO APPOINT MEMBERS OF THE WATER QUALITY COMMITTEE: Councilwoman Julia Descoteaux explained that a prior water Quality Committee had been formed 33 years ago. In the Comprehensive Plan it was suggested that a new water quality committee be formed as everyone in Town has private wells, as 75% of our Town is in the Wappinger watershed. The following resolution was then offered by Councilwoman Julia Descoteaux, seconded by Eric Haims:

**RESOLUTION #7F OF 2025**

**TO APPOINT MEMBERS OF THE WATER QUALITY COMMITTEE**

Whereas, the Town of Stanford published the updated Comprehensive Plan in December of 2023, and

Whereas within the Comprehensive Plan, there is a recommendation for the Town to protect its natural resources, most importantly water, and

Whereas the Town of Stanford wishes to reassemble a Water Quality Committee to support the execution of a water quality assessment & protection plan, and

Now therefore be it resolved, the Town Board appoints Dennis Wedlick, Tony Jones, Suzanne Zytowski, Ildiko Babrik, and Natalie O’Malley to the Water Quality Committee for a period of 2 years beginning on July 10th, 2025. Additionally, the town would like to appoint Tara Grogan as a special liaison to the committee and Julia Descoteaux as liaison to the Town Board. These new committee members will have 2-year terms, initially ending in December of 2026.

Motion carried with a roll call vote: Wendy Burton – yes; Julia Descoteaux – yes; Eric Haims – yes; Nathan Lavertue – yes; Theodore Secor – yes. Resolution #7F passed with the affirmative votes of the Town Board members and certified this 10th day of July 2025. *Ritamary Bell, Town Clerk*

4. APPOINT ERIC HAIMS TO THE ZONING COMMISSION: A motion was made by Wendy Burton, seconded by Teddy Secor to appoint Eric Haims to the Zoning Commission to replace Steve Gotovich who recently resigned. Councilman Haims gave a brief description of his background in real estate. Mention was made that there is still one more vacant position as Barbara Warren had recently resigned and moved to Japan. Motion carried with all voting in favor with Mr. Haims abstaining.

5. RECREATION CAMPAIGN COMMITTEE NEEDS NEW MEMBERS: Mrs. Descoteaux explained that the Rec. Campaign started 4 years ago with the installation of the pickleball courts at the Rec and then went on to build the new SPARC Park, all funded through private donations and grants. Everett and Helen Cook spearheaded this campaign when it started but now would like to step back from it. The Board was looking for volunteers to send letters of interest to be on this committee that deals with fundraising and the Rec.’s Master Plan. Future fundraising and grants for walking paths, landscaping, a splash pad and a dog park were in the plans. Supervisor Burton added that she had much admiration for the work to rebuild SPARC Park and her gratitude went out to this committee. Mrs. Descoteaux added that Lauren Osterman, Rec. Director, was a Godsend with all of the paperwork.

6. RESOLUTION #7A – LANDSCAPING – REC. CAMPAIGN COMMITTEE: The following resolution was offered by Wendy Burton, seconded by Julia Descoteaux, as follows:

**RESOLUTION #7A OF 2025**

**AUTHORIZE SARATOGA ASSOCIATES TO PROVIDE PLANS FOR LANDSCAPING AT THE PARK**

**Whereas,** the Town of Stanford created Capital Project H40-Rec Campaign Committee for future capital improvements, and

**Whereas** the Town of Stanford pays invoices utilizing funds raised by the Stanford Rec Campaign on the expenses they incur, and

**Whereas** the Town of Stanford has a contract from Saratoga Associates to prepare plans for landscaping at the park, and

Town Board Minutes

July 10, 2025, page 12

**Whereas** the Town wishes to pay Saratoga Associate’s invoices from Capital Project H40- Rec Campaign Committee

**Now therefore be it resolved**, the Supervisor is authorized to sign a contract with Saratoga Associates and pay all invoices from Capital Project H40-Rec Campaign Committee, and

**Be it further resolved,** the Supervisor is authorized to use funds from H40 – Rec Campaign Committee Capital Project, to pay $8900 to Saratoga Associates for Landscaping Plans at the Rec Park.

00-510 Estimated Revenue +$8,900.00

00-960 Appropriations +$8,900.00

Landscaping Design 40 06 7110-41

Motion carried with a roll call vote: Wendy Burton – yes; Julia Descoteaux – yes; Eric Haims – yes; Nathan Lavertue – yes; Theodore Secor – yes. Resolution #7A passed with the affirmative votes of the Town Board members and certified this 10th day of July 2025. *Ritamary Bell, Town Clerk*

7. RESOLUTION #7B – HIGHWAY VEHICLE REPAIRS: The following resolution was read by Nathan Lavertue, seconded by Theodore Secor, as follows:

**RESOLUTION #7B OF 2025**

**AUTHORIZE TRANSFER OF FUNDS FROM FUND 16-HIGHWAY VEHICLE RESERVE TO FUND 01-HIGHWAY GENERAL FUND FOR UNANTICIPATED VEHICLE REPAIRS  
Whereas,** the Town of Stanford previously created Fund 16-Highway Vehicle Reserve and

**Whereas** the Highway Department had the need for unanticipated repairs to a 2012 International for $42,018.92, and

**Whereas** the Town of Stanford needs to modify the budget to transfer $42,018.92 from Fund 16- Highway Vehicle Reserve to Fund 01- Highway General Fund,

**Whereas** the Town needed to pay Juniors Diesel Repair for the unanticipated repairs,

**Now therefore be it resolved**, the Supervisor is authorized to transfer $42,018.92 from Fund 16-Highway Vehicle Reserve to Fund 01-Highway General Fund,

**BE IT FURTHER RESOLVED**, the Supervisor is authorized to make the following budget amendments,

Highway General Fund

Estimated Revenue 01-510

Interfund Transfers 01-5031 $42,018.92

Appropriations 01-960

Outside Repairs 01-04-5130-45 $42,018.92

Highway Vehicle Reserve Fund

Appropriate Fund Balance 16-599 $42,018.92

Appropriations 16-960

Transfer to Other Funds 16-10-9901-90 $42,018.92

Motion carried with a roll call vote: Wendy Burton – yes; Julia Descoteaux – yes; Eric Haims – yes; Nathan Lavertue – yes; Theodore Secor – yes. Resolution #7B passed with the affirmative votes of the Town Board members and certified this 10th day of July 2025. *Ritamary Bell, Town Clerk*

8. RESOLUTION #7C – BUDGET MODIFICATION: The following resolution was offered on the motion of Wendy Burton, seconded by Julia Descoteaux, as follows:

**RESOLUTION #7C OF 2025**

**To provide account codes for resolutions 5A, 5B and 5C of 2025**

**Whereas Budget Modification Resolutions** were passed in May 2025 without the identifying Budget Codes,

**Now therefore be it resolved that the Town Board of the Town of Stanford** approves of the following codes to be applied to the Resolutions 5A, 5B and 5C of 2025 to be input by the Town Bookkeeper.

**To do budget modification for Resolution 5C & 5D**

**General Fund**

Town Board Minutes

July 10, 2025, page 13

Estimated Revenue 00-510

Interfund Transfers 00-5031 + $7,475.00

Interfund Transfers 00-5031 + $5,845.00

Appropriations 00-960

Building Equipment 00-01-1620-20 + $7,475.00

Building Equipment 00-01-1620-20 + $5,845.00

**Building Reserve**

Appropriate Fund Balance 35-599 + $7,475.00

Appropriate Fund Balance 35-599 + $5,845.00

Appropriations 35-960

Transfer to General Fund 35-10-9901-90 + $7,475.00

Transfer to General Fund 35-10-9901-90 + $5,845.00

**To do budget modification for Resolution 5A**

**General Fund**

Estimated Revenues 00-510

Interfund Transfers 00-5031 + $1,287.10

Appropriations 00-960

Park-Whitlock Estate Preserve 00-06-7110-20 + $1,287.10

**Whitlock Reserve**

Whitlock Estate 10-090 $1,287.10

Whitlock Cash 10-202 $1,287.10

Motion carried with a roll call vote: Wendy Burton – yes; Julia Descoteaux – yes; Eric Haims – yes; Nathan Lavertue – yes; Theodore Secor – yes. Resolution #7C passed with the affirmative votes of the Town Board members and certified this 10th day of July 2025. *Ritamary Bell, Town Clerk*

9. APPROVAL OF MINUTES: The Minutes of the June 12th Town Board meeting were approved as written on a motion made by Wendy Burton, seconded by Teddy Secor. Motion carried. The Minutes of the June 26th Special Meeting were approved as written on a motion made by Wendy Burton seconded by Nathan Lavertue. Motion carried with Julia Descoteaux and Eric Haims abstaining as they were absent.

10. APPROVAL OF ABSTRACT #7 FOR JULY 2025: A motion was made by Wendy Burton, seconded by Nathan Lavertue, to approve the payment of the July Abstract of Claims:

General Fund: check #s 8483 – 8611 in the amount of $94,924.34

Highway Fund check #s 4793 – 4809 in the amount of $132,926.22

Escrow: check #s 1067 – 1068 in the amount of $4,705.25

Capital Projects Fund: check #3038 in the amount of $8,500.00

Bangall Light District: check #3086 in the amount of $977.77

Ambulance: check #8578 in the amount of $62,500.00

PRIVILEGE OF THE FLOOR: Claudia DeBellis, Charwill Drive – told the Board that she had written a letter to the Highway Department during the winter about the bad state of Charwill Drive, that there were many potholes, the edges were breaking up and that it needed to be re-paved.

Jane Cottrell, 5951 Rt. 82 – wanted to clarify that the permit application for the speed trailers were with the NYS DOT. Supervisor Burton added that the Town was unaware that we had to renew the permit but it has been done and the signs will then remain on Route 82.

Nicole Katz, Bulls Head Road – stated that she was a new resident, and wanted to know why the short-term rentals had the limit at 55; what if there were actually 65 that were registered? Supervisor Burton replied that the Board could review that, with Atty. Butts adding that there is a provision in the law for such a change.

Susan Mansell, E. Hunns Lake Road – asked if the Board would be voting on the short-term rental law at the August 14th meeting and mentioned the September date. Supervisor Burton replied that originally NYS was passing their STR law on the Sept. 25th but then heard

Town Board Minutes

July 10, 2025, page 14

from Sen. Hinchey that the date was moved to December. Ms. Mansell then asked if November 1st guests were allowed to be there and was told yes. Councilwoman Descoteaux also replied

that the Town does not get any of the AirBnB revenue occupancy tax; the only fees the Town will get will be from the application fee. Further discussion continued about updating the law if necessary and that it’s a hot topic in NYS. Attorney Butts added that the scheduling of our law has a deadline in the State law but he will look into that December vs. September State date.

With no other business, a motion was made by Wendy Burton, seconded by Teddy Secor, to adjourn the meeting at 8:15 PM. Motion carried with all in favor.

Respectfully submitted,

Ritamary Bell

Town Clerk