

August 23, 2018

A continued public hearing on the proposed local law "Short Term Rental Property" was held by the Town Board of the Town of Warwick on Thursday, August 23, 2018, at the Town Hall, 132 Kings Highway, Town of Warwick. Supervisor Sweeton resumed the meeting at 7:15 p.m.

ATTENDANCE: Supervisor Michael Sweeton
Deputy Supervisor James Gerstner - Absent
Councilman Mickey Shuback
Councilman Floyd DeAngelo
Councilman Russell Kowal

Attorney for the Town, Jay Myrow – Absent

LEGAL NOTICE: Clerk read the legal notice which was duly published in the Warwick Valley Dispatch on July 4, 2018. (Copy of legal notice posted at the end of these minutes)

Supervisor Sweeton – We had the hearing a few weeks ago and there was some public comment given and what we thought were fairly good suggestions to modify the law and so the law has been modified. I will give you the particulars of that. There were some questions about the septic, the medium requirements set forth by New York State, Orange County, Town of Warwick. That has been changed to simply say chapter 100-9B of the Town Code, which is either a simple septic inspection or pump out from any of the registered licensed septic people. That makes that fairly easy I think to comply with and it's required by the law of the Town Code already, so it should not be a burden. The other issue that was raised was the issue of the Building Department being able to immediately being able to revoke a permit for various reasons. It was pointed out that, that seemed a bit heavy handed or arbitrary to a gentleman who was using his house for Airbnb, so we've actually changed that. The Building Inspector may serve a notice of revocation of a short-term rental permit based upon the list of criteria that were the same. The owner once receiving that would have 10 days to correct it. Let's say someone rented a room for a weekend and left a bunch of trash on the lawn and the neighbor complains the Building Department can notify the owner to clean it up and as long as it was done there is no issue. If at the end of 10 days it wasn't done the owner is served by a notice which is similar to what happens with violations of the Building Department and would have the option of having a hearing before the Town Board before it was revoked. I think that's fair and it seems to not be so arbitrary. Those were the two changes that were addressed and most of the comments I heard that evening, so we have done that and made that change. I will open it up for public comment and I ask that you please come forward state your name so the Clerk has it for the record.

Ralph Edwards – Resident, Town of Warwick, NY 10990 – I didn't hear anything about the fee?

Supervisor Sweeton – The fee that was suggested, the initial fee that would include the inspection by the inspector is \$150 and then the yearly renewal is \$50.

Ralph Edwards – The Inspector will schedule inspections?

Supervisor Sweeton – Yes, what would happen is if the Town adopts the law which we don't this evening, but from the day it's adopted you have 60 days to register with the Town. We will try to notify those we know and those we don't, we will put it in all of our media and ask you to come in and get the permit. The Inspector will inspect on an appointment and then we will go from there.

Ralph Edwards – Through Town media?

Supervisor Sweeton – Correct, we will do it through our two local papers, the town website and our local channel 21. It's not like we are going to send our people out hunting these out but over time hopefully people will come forward because we want to encourage it. We are not looking to discourage this at all we think it has a place and we want to make sure we have contacts to get the owners because God knows. I know some of the agencies or Airbnb's have different ways to handle things, but in the middle of the night somebody that you rented to and unfortunately abuses it we just need to have some contact because we don't want the police to come and have to drag somebody out. We would rather call and say come and take care of this.

Ralph Edwards – I understand and I'm glad your accepting that.

Roger Showalter – Resident, Town of Warwick, NY 10990 – I got a chance to lookover the draft today on the website and I thought it came out better than I originally heard. I did talk to a few people and I'm glad to see we're not taxing them sort of speak on every rental that the town isn't getting a cut. I didn't think that was particularly good. What I do think a lot of these people with some of these properties have bought zombie houses fixed them up, they are an investment and they are renting them out. I think it's great for the Town of Warwick that we have these people doing this and it shows that the economy is coming back somewhat. Also, you are bringing visitors to our Town but we also must realize through this is when the people come they will spend the money in the restaurants and gas stations. I would like the Town Board to remember that we should encourage and help and do whatever we can do to encourage this Airbnb growth. After thinking about it a little bit I think it's good that we know where they are. I do agree with that and I do applaud the Town Board for not making it a tax and let's keep it that way and it doesn't sound like need to hire anymore people, so if we can do that and I think it's fair and I applaud the Board for looking at it and helping the people succeed and looking out for the financial wellbeing of the people who invested in those properties.

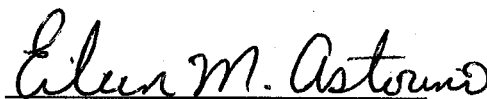
Supervisor Sweeton – I appreciate that you took the time to research it, Roger thank you.

Roger Showalter – Very important, thank you.

Councilman Shuback – Talking about the Town of Warwick, in todays paper the unemployment rate in the Town of Warwick is 3.4% which is the lowest in a long time and the lowest in Orange and Sullivan County.

Supervisor Sweeton – That’s great. I think this is a component as Roger Showalter points out that does provide additional space for people who want to come and visit in our town and we appreciate that. There will not be any action on this law tonight and the earliest will be September 10th because of the Primary we had to move our Thursday meeting to Monday of that week and it will be in the paper again, but September 10th will be when the Town Board takes action.

**CLOSE PUBLIC HEARING: Motion Councilman DeAngelo, seconded Councilman Shuback that the public hearing be closed. Motion Carried (4 ayes, 0 nays & 1 absent Councilman Gerstner absent) 7:20 p.m.
08-23-18 CP**



Eileen Astorino, Town Clerk

LEGAL NOTICE

PLEASE TAKE NOTICE that the Town Board of the Town of Warwick will hold a public hearing to consider a Proposed Introductory Local Law #6 of 2018 entitled "Short-term Rental Property". Said public hearing to be held on July 19, 2018 at 7:00 pm at the Town Hall, 132 Kings Highway, Warwick, NY or as soon thereafter as the matter may be heard.

All interested persons will be given the opportunity to be heard.

DATED: July 4, 2018

**BY ORDER OF THE TOWN
BOARD OF THE TOWN OF WARWICK
Eileen M. Astorino
Town Clerk**