

February 10, 2022

The Town Board of the Town of Warwick held a Public Hearing to Amend Chapter 129 of the Code of the Town of Warwick, "Short Term Rental Property". Said public hearing was held on Thursday, February 10, 2022 at the Town Hall, 132 Kings Highway, Town of Warwick. Supervisor opened the public hearing at 7:20 p.m.

ATTENDANCE: Supervisor Michael Sweeton
Councilman James Gerstner
Councilman Floyd DeAngelo
Councilman Russell Kowal
Councilman Kevin Shuback

Attorney for the Town, Jay Myrow – Absent

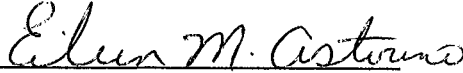
LEGAL NOTICE: The Clerk read the legal notice, which was duly published in the Warwick Valley Dispatch on January 26, 2022.
(Copy of this legal notice is printed at the end of these minutes.)

Supervisor Sweeton – The changes were posted online. We changed the definitions to clarify landlord verses absentee landlord to make it consistent with what the fee schedule says. We changed a couple of other things; we are limiting this to two short term rentals permits issued to a landlord or absentee landlord. We added that the landlord, absentee landlord or resident agent applicant has to provide the information, so in other words if you are registering these in an LLC to ensure that only 2 rentals can be had by an entity. You have to disclose the members of the LLC so that if the same person is in more than one it's limited to 2 short term rentals. We are also clarifying that the occupancy for a short-term rental is limited to the maximum permitted for the approved septic design on file with the Town Building Department. It goes on to mention that a typical septic system that meets New York State Department of Health design standard permits a maximum occupancy of 2 persons per recorded bedroom count. What we found is that someone with a house that has a 2 or 3 bedroom approved septic system is advertising for occupancies of 8 to 10 people, multiple rooms and a lot of these are in the area surrounding Greenwood Lake which is a MS4 area and we are concerned about the health of the septic's in these units. When your application comes in the Building Department can check its records for what your approved septic is for. We've limited that no guest other than those contracting for and residing in the short-term rental are permitted on the premises overnight. We've had several instances where someone is renting it and bringing 20 of their closest friends up to have a party and stay overnight. That is not the intent of short-term rentals, the idea is to help people if they want a little extra income, but it's not to become a venue for big events. Especially if its an absentee landlord where the intent is you just purchase a house and you're going to rent it out every week for these events and especially when they are in neighborhoods which most of them are. Those are the changes and I don't know if any of the Board Members have any questions. I'll open it for public comments if someone wants to comment on it.

There were no public comments for or against this public hearing from the Town Board or the public.

Supervisor Sweeton – I will take written comments for 10 days.

CLOSE PUBLIC HEARING: Motion Councilman Gerstner, seconded Councilman Shuback that the public hearing be closed. Motion Carried (5 ayes, 0 nays) 7:26 p.m.
02-10-22 CP


Eileen M. Astorino
Eileen Astorino, Town Clerk

PLEASE TAKE NOTICE that the Town Board of the Town of Warwick will be holding a Public Hearing to consider Proposed Introductory Local Law No. 1 of 2022 entitled, “Amend Chapter 129, Short Term Rental Property”. Said public hearing to be held on Thursday, February 10, 2022 at 7:15 p.m. at the Town Hall, 132 Kings Highway, Warwick, NY or as soon thereafter as the matter may be heard.

A complete copy of the Introductory Local Law is available for inspection at the Clerk’s Office and/or the Town of Warwick website, townofwarwick.org.

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

DATED: January 26, 2022

**BY ORDER OF THE TOWN
BOARD OF THE TOWN OF WARWICK
EILEEN ASTORINO
TOWN CLERK**