



Town of South Bristol
6500 West Gannett Hill Road
Naples, NY 14512-9216
585.374.6341

Planning Board Short-Term Rental Meeting Agenda
Updated 10/7/2020

Wednesday, October 14, 2020
7:00 pm

Meeting at the Town Hall with face masks and social distancing

Call to Order

Pledge of Allegiance

Reading of Vision Statement

As stewards of both the land and the lake, we will preserve and protect our safe, clean, naturally beautiful, rural and scenic environment with thoughtfully planned residential, agricultural, recreational, and commercial development.

Meeting Etiquette

Minutes

Approval of September 30, 2020 Planning Board Short-Term Rental Meeting Minutes

Old Business

Short-Term Rental Application #2020-0017 (Public Hearing)

Owners: Marc M. McStay
Representative: Jane McStay, POA
Property: 6993 Coxe Point Drive
Tax Map #: 191.17-1-25.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 4

Short-Term Rental Application #2020-0018 (Public Hearing)

Owners: Duane S. Cera & Diane M. Cera
Representative: Duane & Diane Cera
Property: 164 Cliffside Drive
Tax Map #: 168.16-1-3.164
Zoned: PD (Planned Development)
Sleeping Occupancy: 4

Short-Term Rental Application #2020-0019 (Public Hearing)

Owners: Benjamin R. Swett & Walter E. Swett
Representative: Al Voss
Property: 6939 Granger Point Drive
Tax Map #: 191.13-1-5.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 6

Short-Term Rental Application #2020-0020 (Public Hearing)

Owners: Thomas D. Dessauer & Katherine M. Dessauer
Representative: Thomas J. Dessauer, POA for Thomas D. Dessauer
Property: 6317 Old Post Road
Tax Map #: 185.10-1-8.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 8 to 10

Short-Term Rental Application #2020-0021 (Public Hearing)

Owners: HawksPro Vacations LLC
Representative: Thomas Hawks II
Property: 6204 Stemple Hill Road
Tax Map #: 185.00-1-70.200
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

Short-Term Rental Application #2020-0022 (Public Hearing)

Owners: Alexander C. & Mindy W. Sutherland
Representative: Finger Lakes Premier Properties
Property: 128 Cliffside Drive
Tax Map #: 168.16-1-3.128
Zoned: PD (Planned Development)
Sleeping Occupancy: 4

New Business

Short-Term Rental Application #2020-0024 (Preliminary)

Owners: Thomas Y. & Dorothy A. Hobart
Representative: Finger Lakes Premier Properties
Property: 115 Cliffside Drive
Tax Map #: 168.16-1-4.115
Zoned: PD (Planned Development)
Sleeping Occupancy: 8

Short-Term Rental Application #2020-0025 (Preliminary)

Owners: Lawrence & Katherine Creatura
Representative: Lawrence Creatura
Property: 5741 St Rt 64
Tax Map #: 167.00-1-26.200
Zoned: NC (Neighborhood Commercial)
Sleeping Occupancy: 12

Short-Term Rental Application #2020-0026 (Preliminary)

Owners: Marc B. Peters
Representative: Janice E. Shannon
Property: 7025 Longview Drive
Tax Map #: 194.00-1-11.100
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Short-Term Rental Application #2020-0027 (Preliminary)

Owners: Julian & Lindsey Rodriguez
Representative: Rodney Gennocro
Property: 7 Cliffside Drive
Tax Map #: 168.16-1-9.007
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Short-Term Rental Application #2020-0028 (Preliminary)

Owners: Julian & Lindsey M. Rodriguez
Representative: Rodney Gennocro
Property: 10 Spyglass Hill
Tax Map #: 168.19-1-7.000
Zoned: PD (Planned Development)
Sleeping Occupancy: 10

Short-Term Rental Application #2020-0031 (Preliminary)

Owners: The Andrew Hillary Family Trust
Representative: Linda Maltese
Property: 6804 St Rt 21
Tax Map #: 190.00-2-33.120
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 10

Short-Term Rental Application #2020-0032 (Preliminary)

Owners: Cabin Couture LLC
Representative: Jyoti Nemani
Property: 5601 St Rt 64
Tax Map #: 167.00-1-49.120
Zoned: NC (Neighborhood Commercial)
Sleeping Occupancy: Unit A – 2, Unit B – 6, Unit C – 6

Short-Term Rental Application #2020-0033 (Preliminary)

Owners: Daniel W. Macaluso
Representative: David Catarinacci
Property: 6870 Co Rd 12
Tax Map #: 190.00-2-10.000
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

Other

Motion to Adjourn

**Town of South Bristol Planning Board
Short-Term Rental Meeting Minutes
Wednesday, October 14, 2020**

Present: Mary Ann Bachman
James Ely
Ann Jacobs
Ann Marie Rotter
Sam Seymour
Matthew Sousa
Michael Staub

Excused: Ralph Endres
Bessie Tyrrell

Guests: Diane Cera
Mindy & Alexander Sutherland
Jane McStay
Thomas Hawks II
Thomas Dessauer Jr.
Al Voss
Dorothy & Thomas Hobart
Lawrence Creatura
Janice Shannon
Rod Gennocro
Linda Maltese
Jyoti & Ajai Nemani
David Catarinacci
Matthew Carson
Phil Sommer

Call to Order

The meeting of the Town of South Bristol Planning Board was called to order at 7:00 pm. All board members were present except for Ralph Endres and Bessie Tyrrell.

Reading of Vision Statement

Comprehensive Plan Vision Statement as being read.

Minutes

Chairman Ely called for a motion to approve the September 30, 2020 STR meeting minutes as written. Michael Staub made said motion and said motion was seconded by Mary Ann Bachman. The motion was unanimously accepted by all board members present.

Old Business

The public hearings were opened.

Legal Notice of Public Hearing

Please take notice that the Town of South Bristol Planning Board will hold a public hearing on the following applications:

Short-Term Rental Application #2020-0017 for property owned by Marc M. McStay located at 6993 Coye Point Drive, Tax Map #191.17-1-25.000. The owner is seeking a short-term rental operating permit.

Short-Term Rental Application #2020-0018 for property owned by Duane S. Cera and Diane M. Cera located at 164 Cliffside Drive, Tax Map #168.16-1-3.164. The owners are seeking a short-term rental operating permit.

Short-Term Rental Application #2020-0019 for property owned by Benjamin R. Swett and Walter E. Swett located at 6939 Granger Point Drive, Tax Map #191.13-1-5.000. The owners are seeking a short-term rental operating permit.

Short-Term Rental Application #2020-0020 for property owned by Thomas D. Dessauer and Katherine M. Dessauer located at 6317 Old Post Road, Tax Map #185.10-1-8.000. The applicant is seeking a short-term rental operating permit.

Short-Term Rental Application #2020-0021 for property owned by HawksPro Vacations LLC located at 6204 Stemple Hill Road, Tax Map #185.00-1-70.200. The owner is seeking a short-term rental operating permit.

Short-Term Rental Application #2020-0022 for property owned by Alexander C. Sutherland and Mindy W. Sutherland located at 128 Cliffside Drive, Tax Map #168.16-1-3.128. The owners are seeking a short-term rental operating permit.

Said hearing will take place on the 14th day of October, 2020 beginning at 7:00 pm at the South Bristol Town Hall, 6500 West Gannett Hill Road, Naples, NY 14512.

All interested parties may provide written comments, appear in person or by representative.

Diane Scholtz Graham
Board Assistant
Oc 04
92180

Short-Term Rental Application #2020-0017 (Public Hearing)

Owners: Marc M. McStay
Representative: Jane McStay, POA
Property: 6993 Coye Point Drive
Tax Map #: 191.17-1-25.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 4

Jane McStay was present.

Chairman Ely: Do any board members have questions for Jane? Is there anybody in the audience who wishes to speak on this application? Diane, have you received any written or verbal communications in connection with this application?

Diane Graham: No.

James Ely made a motion that based on a review of application #2020-0017 and the testimony presented at the Planning Board meeting on September 30, 2020 and public hearing on October 14, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner and said motion was seconded by Michael Staub.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0018 (Public Hearing)

Owners: Duane S. Cera & Diane M. Cera
Representative: Duane & Diane Cera
Property: 164 Cliffside Drive
Tax Map #: 168.16-1-3.164
Zoned: PD (Planned Development)
Sleeping Occupancy: 4

Diane Cera was present.

Do any board members have questions? Is there anybody in the audience who wishes to speak on this application? Diane, have you received any written or verbal communications in connection with this application?

Diane Graham: No.

James Ely made a motion based on a review of application #2020-0018 and the testimony presented at the Planning Board meeting on September 30, 2020 and public hearing on October 14, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner and said motion was seconded by Ann Marie Rotter.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0019 (Public Hearing)

Owners: Benjamin R. Swett & Walter E. Swett
Representative: Al Voss
Property: 6939 Granger Point Drive
Tax Map #: 191.13-1-5.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 6

Al Voss was present.

Chairman Ely: Do any board members have questions? Is there anybody in the audience who wishes to speak on this application? Diane, have you received any written or verbal communications in connection with this application?

Diane Graham: No.

James Ely made a motion based on a review of application #2020-0019 and the testimony presented at the Planning Board meeting on September 30, 2020 and public hearing on October 14, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner and said motion was seconded by Mary Ann Bachman.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0020 (Public Hearing)

Owners: Thomas D. Dessauer & Katherine M. Dessauer
Representative: Thomas J. Dessauer, POA for Thomas D. Dessauer
Property: 6317 Old Post Road
Tax Map #: 185.10-1-8.000
Zoned: LR (Lake Residential)
Sleeping Occupancy: 8 - 10

Thomas Dessauer, POA was present.

Chairman Ely: How many guests can you accommodate?

Thomas Dessauer: You can sleep ten people. There are ten beds. There is one closed bedroom, a loft and a bunk room in the basement. It is a tri-level.

Chairman Ely: So you can hold ten?

Thomas Dessauer: You probably will not have more than six. Sometimes people travel and they have little kids and two families rent a place. They have two couples and each have a kid or two. They do it a lot. My kid sister does.

Diane Graham: So you are saying ten is your maximum?

Thomas Dessauer: You could. Bunkbeds and three little kids in the basement and you have two twins in the loft and a queen in the master. It is 2100 square feet. It is a tri-level.

Chairman Ely: Do any board members have questions? Is there anybody in the audience who wishes to speak on this application? Diane, have you received any written or verbal communications in connection with this application?

Diane Graham: No.

Town of South Bristol Planning Board Meeting Minutes 10/14/2020 Approved

James Ely made a motion based on a review of application #2020-0020 and the testimony presented at the Planning Board meeting on September 30, 2020 and public hearing on October 14, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner and said motion was seconded by Mary Ann Bachman.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0021 (Public Hearing)

Owners: HawksPro Vacations LLC
Representative: Thomas Hawks II
Property: 6204 Stemple Hill Road
Tax Map #: 185.00-1-70.200
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

Thomas Hawks II was present.

Chairman Ely: Do any board members have questions? Is there anybody in the audience who wishes to speak on this application? Diane, have you received any written or verbal communications in connection with this application?

Diane Graham: No.

James Ely made a motion based on a review of application #2020-0021 and the testimony presented at the Planning Board meeting on September 30, 2020 and public hearing on October 14, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner and said motion was seconded by Michael Staub.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0022 (Public Hearing)

Owners: Alexander C. & Mindy W. Sutherland
Representative: Finger Lakes Premier Properties
Property: 128 Cliffside Drive
Tax Map #: 168.16-1-3.128
Zoned: PD (Planned Development)
Sleeping Occupancy: 4

Mindy and Alexander Sutherland were present.

Chairman Ely: Do any board members have questions? Is there anybody in the audience who wishes to speak on this application? Diane, have you received any written or verbal communications in connection with this application?

Diane Graham: No.

James Ely made a motion based on a review of application #2020-0022 and the testimony presented at the Planning Board meeting on September 30, 2020 and public hearing on October 14, 2020, the Planning Board hereby approves the granting of a short-term rental permit to the applicant/owner and said motion was seconded by Ann Marie Rotter.

All in favor. 7 Ayes; 0 Nays

Motion carried.

The public hearings were closed.

New Business

Short-Term Rental Application #2020-0024 (Preliminary)

Owners: Thomas Y. & Dorothy A. Hobart
Representative: Finger Lakes Premier Properties
Property: 115 Cliffside Drive
Tax Map #: 168.16-1-4.115
Zoned: PD (Planned Development)
Sleeping Occupancy: 8

Chairman Ely: Is it seasonal or year round?

Dorothy Hobart: Yes. This is the first time we are doing it year round. It is the first year 2020. We are starting to rent a little bit more.

Chairman Ely: You did it in the past on a more seasonal basis.

Dorothy Hobart: Right.

Chairman Ely: You have a sleeping occupancy of eight. Is that correct?

Dorothy Hobart: That is correct.

Chairman Ely: Other questions?

Mary Ann Bachman: The fireplace isn't allowed to be used so is it advertised that way and not featured in any pictures?

Dorothy Hobart: We have Finger Lakes Realty manage everything for us. So they take care of all that.

Chairman Ely: In the past the people that rent, your guests, are they local or come from some distance?

Dorothy Hobart: Some of them have come from out of the state although this year because of the COVID-19 we have been very careful as to where they are coming from when the Governor put a closure on certain states who are coming in. I always ask before with the renters: Are they from a state that has been quarantined and said I do not want that. I am aware of that and they are too.

Thomas Hobart: In the past we have had maybe a couple come down.

Dorothy Hobart: Not this year because of the COVID-19.

Chairman Ely: What is the typical rental period a week or weekend?

Dorothy Hobart: It depends. We have short-term as well as a week. We have been getting more short-term like three or four days. People like coming on a weekend. Friday and they leave on Monday morning or Sunday.

Chairman Ely: Do you have a minimum rental period?

Dorothy Hobart: Whatever the agency gets for us. We do very short-term whatever Finger Lakes gives us. They inform us and then we accept or do not accept. It could be as little as two days. Yes.

Chairman Ely: Thank you.

Ann Jacobs: You said you have two parking spaces, but you accommodate up to eight people. Is that a problem with parking then?

Dorothy Hobart: It hasn't up to this point. When my family comes for example I have three adult children there are four cars. They always find a spot to park. There is normally enough room although we are only allowed for two, but there is normally enough room there so that everyone can park. I am just talking about my own family. I do not know about the renters. Okay.

Thomas Hobart: When we run out of spaces at the condominium, we have other parking up at the lodge. Oh wait a minute they closed the lodge.

Dorothy Hobart: They closed the lodge so we do not know now. We have to see what the future holds. I have no idea because everything is changing.

Mary Ann Bachman: They will park in the community center. That is the overflow.

Dorothy Hobart: Oh the community center. That is right. Okay. They would have to park there. I think that is an option, right. I forgot about that.

Chairman Ely: Renters are typically able to find places to park?

Dorothy Hobart: I believe so. Yes. Our family has never had difficulty. I am not there when the renters are there. No one has ever complained about not being able to park so I am assuming that it has been fine.

Mary Ann Bachman: As long as there is enough guest parking.

Chairman Ely: Any other questions here?

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on December 9th and the motion was seconded by Ann Jacobs.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0025 (Preliminary)

Owners: Lawrence & Katherine Creatura

Representative: Lawrence Creatura

Property: 5741 St Rt 64

Tax Map #: 167.00-1-26.200

Zoned: NC (Neighborhood Commercial)

Sleeping Occupancy: 12

Chairman Ely: Any questions for this applicant? Are you renting year round or seasonally?

Lawrence Creatura: It is available year round, but we assume that it will only be seasonal because it is across the street from Bristol. We assume that main usage for skiers, but the weird thing with corona virus it seems like local drive to destinations are suddenly more popular. Surprisingly we had some people interested in the summer time.

Chairman Ely: Do you use the property yourself sometime?

Lawrence Creatura: Yes. As often as possible.

Mary Ann Bachman: You manage it and are the contact person?

Lawrence Creatura: Yes.

Chairman Ely: Where do you guests typically come from? Do you have any sense?

Lawrence Creatura: Yes. We have a pretty decent sense, but we get the guests through Airbnb. They are coming from drive to locations so call it a five hour radius. We have only had six guests so far. It is not thousands. Seems to be people are trying to get out of urban areas.

Chairman Ely: Do you have a minimum number of nights to stay?

Lawrence Creatura: Two nights.

Chairman Ely: What is your typical rental pattern? A week or two nights?

Lawrence Creatura: It is usually two or three nights. It is not long. It is a weekend typically.

Chairman Ely: Any other questions?

Michael Staub: This is application number 27, is that it?

Chairman Ely: It is application number 25.

Ann Jacobs: Is there sleeping capacity of up to 12 people?

Lawrence Creatura: It is actually larger than that, but we are limiting it to twelve. You could hypothetically sleep more. There are futons that open up and couches that open up, but we are limiting it to twelve.

Ann Jacobs: Okay.

Chairman Ely: Any other questions?

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on December 9th and the motion was seconded by Michael Staub.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0026 (Preliminary)

Owners: Marc B. Peters
Representative: Janice E. Shannon
Property: 7025 Longview Drive
Tax Map #: 194.00-1-11.100
Zoned: PD (Planned Development)
Sleeping Occupancy: 6

Chairman Ely: Any questions?

Mary Ann Bachman: Do you manage the property?

Janice Shannon: Yes.

Chairman Ely: What is the rental period typically?

Janice Shannon: It is year round.

Chairman Ely: Do you have a minimum stay?

Janice Shannon: Three days.

Chairman Ely: Are most of the people three or four days, a week or two weeks?

Janice Shannon: Just recently we had some week rentals, but most of the time it is three or four days.

Chairman Ely: You accommodate six people, is that right?

Janice Shannon: Yes. We have four bedrooms, but we limit it to six people.

Mary Ann Bachman: Is there enough parking?

Janice Shannon: Yes. There is two different parking up and down.

Chairman Ely: Any other questions at all?

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on December 9th and the motion was seconded by Ann Jacobs.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0027 (Preliminary)

Owners: Julian & Lindsey Rodriguez

Representative: Rod Gennocro

Property: 7 Cliffside Drive

Tax Map #: 168.16-1-9.007

Zoned: PD (Planned Development)

Sleeping Occupancy: 6

Chairman Ely: Any questions?

Mary Ann Bachman: Do you manage both the properties?

Rod Gennocro: Yes.

Chairman Ely: This property sleeps six, is that correct?

Rod Gennocro: 7 Cliffside. Yes.

Chairman Ely: Do you rent year round or is it seasonal?

Rod Gennocro: It is year round.

Chairman Ely: What rental period do you typically have?

Rod Gennocro: During the peak months like summer and all that is six nights for minimum and off-season is two-three nights.

Chairman Ely: Is parking an issue?

Rod Gennocro: Is has not been yet.

Chairman Ely: Any other questions?

Michael Staub: On the permit requirements it did not have a check box next to Certificate of Liability Insurance. Is that just an oversight?

Phil Sommer: I think it is an oversight.

Matthew Sousa: I see a checked box here.

Mary Ann Bachman: It is checked.

Michael Staub: Okay.

Chairman Ely: Alright any other questions?

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on December 9th and the motion was seconded by Ann Jacobs.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0028 (Preliminary)

Owners: Julian & Lindsey M. Rodriguez

Representative: Rod Gennocro

Property: 10 Spyglass Hill

Tax Map #: 168.19-1-7.000

Zoned: PD (Planned Development)

Sleeping Occupancy: 10

Chairman Ely: Again it is a year round rental?

Rod Gennocro: It is year round.

Chairman Ely: Again is there a minimum occupancy?

Rod Gennocro: The same. Six nights during the summer and two-three nights in the off-season.

Chairman Ely: Do you have a frame of reference in the off-season.

Rod Gennocro: A lot of times Lindsey will come up with her family in the winter time. They block time off for themselves so their family can get together Christmas, New Years, and Thanksgiving.

Diane Graham: Can I ask for clarity? You said six nights during what time of year?

Rod Gennocro: Peak summer.

Diane Graham: Okay. Same as 7 Cliffside.

Rod Gennocro: Yes.

Diane Graham: Then off-season is two-three nights?

Rod Gennocro: Correct.

Diane Graham: Thank you.

Mary Ann Bachman: Is there plenty of parking?

Rod Gennocro: Plenty of parking and long driveway. They have a driveway up top too.

Chairman Ely: Do you have a sense of where most of your renters come from? Are they local in a radius of 100 miles?

Rod Gennocro: I have no idea. I do not handle that part of it.

Michael Staub: If there is a problem, who handles that?

Rod Gennocro: I do.

Michael Staub: Have you had any problems in the past?

Rod Gennocro: Never.

Chairman Ely: Any other questions?

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on December 9th and the motion was seconded by Michael Staub.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0031 (Preliminary)

Owners: The Andrew Hillary Family Trust

Representative: Linda Maltese

Property: 6804 St Rt 21

Tax Map #: 190.00-2-33.120

Zoned: R3 (Residential 3 Acre)

Sleeping Occupancy: 10

Chairman Ely: You are the representative for the family trust?

Linda Maltese: Yes I am.

Chairman Ely: Questions for Linda?

Mary Ann Bachman: Do you manage it too?

Linda Maltese: I do.

Mary Ann Bachman: You are the contact person.

Linda Maltese: I am.

Chairman Ely: Do you rent this year round or is it seasonal?

Linda Maltese: We rent year round, however, the summer season and early fall is our most popular time. July to October is most popular, but we rent year round.

Chairman Ely: You can accommodate up to ten sleeping occupants?

Linda Maltese: Yes.

Mary Ann Bachman: Nice long driveway?

Linda Maltese: Big long driveway and a big parking area up on top by the barn and another one by the house. There is plenty of parking.

Chairman Ely: What rental periods do you have? Is it a week or weekend?

Linda Maltese: We do a six night minimum in the season and off-season we do a two night minimum. Typically, we have a smaller occupancy during the off-season of course.

Ann Jacobs: Do you rent year round?

Linda Maltese: Yes. We do.

Chairman Ely: Do renters come from in the area?

Linda Maltese: Predominantly the general area that is close. The upper northeast basically a lot of people come from there. We have had people from as far away as California and many of the states. So it is quite varied.

Michael Staub: Any problems with any of the tenants?

Linda Maltese: No problems really other than minor issues that arise.

Michael Staub: You take care of all that?

Linda Maltese: Yes.

Chairman Ely: Other questions?

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on December 9th and the motion was seconded by Mary Ann Bachman.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0032 (Preliminary)

Owners: Cabin Couture LLC

Representative: Jyoti Nemani

Property: 5601 St Rt 64

Tax Map #: 167.00-1-49.120

Zoned: NC (Neighborhood Commercial)

Sleeping Occupancy: Unit A – 2, Unit B – 6, Unit C – 6

Chairman Ely: Questions for Jyoti?

Ann Jacobs: What does the parking situation look like?

Jyoti Nemani: Plenty of space there.

Mary Ann Bachman: Driveway, off street, off road parking area?

Jyoti Nemani: Yes.

Chairman Ely: Do you rent year round or seasonally just in the summer?

Jyoti Nemani: It is year round.

Chairman Ely: Do you have a minimum or maximum period of occupancy?

Jyoti Nemani: We usually do six people maximum. Minimum is two nights.

Ann Marie Rotter: You manage it yourself?

Jyoti Nemani: Yes.

Mary Ann Bachman: There is three different units, right? An A, B and a C?

Jyoti Nemani: Yes.

Mary Ann Bachman: You manage all three?

Jyoti Nemani: Yes.

Chairman Ely: Are there any other questions?

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on December 9th and the motion was seconded by Michael Staub.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Short-Term Rental Application #2020-0033 (Preliminary)

Owners: Daniel W. Macaluso
Representative: David Catarinacci
Property: 6870 Co Rd 12
Tax Map #: 190.00-2-10.000
Zoned: R3 (Residential 3 Acre)
Sleeping Occupancy: 4

Chairman Ely: Do you manage the property?

David Catarinacci: Yes.

Chairman Ely: Do you have a rental period year round or seasonal?

David Catarinacci: Seasonal.

Chairman Ely: Just in the summer?

David Catarinacci: Just in the summer. Yes. April 15 to November 15.

Chairman Ely: Do you have a minimum rental period?

David Catarinacci: Two nights except on holidays it is three nights.

Chairman Ely: Any other questions?

Diane Graham: Do you live there?

David Catarinacci: Yes. My residence.

Diane Graham: When you are renting it?

David Catarinacci: Not when I am renting it. No.

Michael Staub: The electrical systems are all serviceable no visible defects or unsafe conditions?

David Catarinacci: Lou Aaron just left there this morning I believe. I just dropped off the certificate.

Michael Staub: It was not checked so that is why I wanted to mention it.

Chairman Ely: It sleeps up to four guests, is that correct?

David Catarinacci: That is correct.

Mary Ann Bachman: Is there plenty of parking off road?

David Catarinacci: Plenty of parking. Yes.

Mary Ann Bachman: I know County Road 12 can be tricky.

Chairman Ely: Any other questions?

A motion was made by James Ely to accept the short-term rental permit application as completed and to set the application for final/public hearing on December 9th and the motion was seconded by Michael Staub.

All in favor. 7 Ayes; 0 Nays

Motion carried.

Other

Albert Crofton had resigned from the Zoning Board of Appeals and County Planning Board due to his health. The Town Board appointed Bessie Tyrrell to represent the Town at the County Planning Board.

Ralph Endres will not be in attendance due to being admitted to the hospital.

There was a question and discussion about Bristol Harbour Cliffside building layouts/parking and public notices. For Cliffside the public notices are mailed to all neighbors on the same level, the neighbor above and below the rental unit. Single family residences the public notice are mailed to adjoining property owners and across the road.

Motion to Adjourn

Being no further business, Mary Ann Bachman made a motion to adjourn the meeting and it was seconded by Michael Staub. The motion was unanimously accepted and the meeting was adjourned at 7:45 pm.

Respectfully submitted,



Diane Scholtz Graham
Board Assistant