

PUBLIC HEARING
JULY 25, 2022, 7:00 PM
LOCAL LAW OF THE YEAR 2022
AMENDING VARIOUS PROVISIONS OF CHAPTER 155 ZONING
MINUTES OF MEETING

Present: Supervisor Corcoran
Councilman Zambito
Councilwoman Sessa
Councilman Cauchi

Also Present: Danielle Cherubini, Deputy Town Clerk
Gerald Cocozza, Chief of Police
Cindy Lanzetta, Resident/Planning Board Member
James Garofalo, Resident/Planning Board Member
Mici Simonofsky, Resident

Absent: Councilman Molinelli

Cindy Lanzetta, Resident and Planning Board Member explained that the Town saw a need for a Short Term Rental (STR) law and got input from the community, the Planning Board, the county and the town attorney. The law was passed in 2021. She stated that the Planning Board felt the intent of the law was to help agritourism and to also help the "Average Joe". She disagrees with the wording that 50% of a structure can be rented out for a bed and breakfast and presented a drawing. She gave her opinion that the law has been working well and the new law will only benefit people who have money and large/multiple properties. She suggested leaving the law alone for a while longer to gauge what is actually working or not. She read a paragraph of the current law and explained some of the criteria that applicants need to do to be compliant. Ms. Lanzetta also stated that when the zoning code is presented to the Ulster County Planning Board, even though she is a member, she cannot give any input on Marlborough laws.

There was a discussion with some of the Board members about what the code is now and what they are trying to do. Some of the Board gave their opinions and concerns about rentals and what ideas they personally may or may not like. They discussed an applicant in town who is out of compliance and will be in compliance under the revised code.

Councilman Zambito stated his extreme concerns about complaints from neighbors, from tenants and enforcement issues. He gave examples of complaints; one from a tenant and some from neighbors. He gave his opinion about the rental business.

Ms. Lanzetta explained that there are ways to regulate the terms of the rentals and the Planning Board process. She also stated that the Planning Board doesn't get notified about the complaints.

Supervisor Corcoran stated that the only item they are taking out of the law is that you can't live in an STR (you have to live next to or adjacent to). They can look at the wording that says 50% of the structure in the bed & breakfast law. The purpose of the change is to make the laws clearer and define the difference between a bed & breakfast and an STR to make things easier for the Planning Board and the applicant. A bed & breakfast would be owner occupied; someone in the home. The other purpose is to limit the amount of people who rent out the rooms and houses; to help alleviate problems and complaints.

He stated that the updated complaint process will be discussed during the regular meeting. People can't just call and complain or send in anonymous letters.

James Garofalo suggested that the town should also make it known that there are only a certain number of people allowed to be permitted for these rentals so people will apply. He gave his opinion about regulating how often homes are rented. He briefly explained how the Planning Board has to handle the 50% rule.

Mici Simonofky explained that people are renting their rooms and homes without getting a permit but there must be rules and laws because there has to be some level of safety and tax revenue for the county. She also gave suggestions about how to word the code.

Councilwoman Sessa pointed out that there are over 100 rentals for Marlborough listed on the website, Air B & B. Ms. Sessa stated her opinion about rentals.

There was a discussion about illegal rentals and if it is even possible to regulate them.

Councilman Cauchi made a motion to close the public hearing at 8:24 p.m. Motion seconded by Councilman Zambito.

Yeas: 4 Nays: 0 Carried

Councilman Zambito made a motion to re-open and extend the public hearing until the next meeting. Motion seconded by Councilwoman Sessa.

Yeas: 4 Nays: 0 Carried

PUBLIC HEARING
AUGUST 8, 2022, 7:00 PM-**OPEN FROM 07/25/2022**
LOCAL LAW OF THE YEAR 2022
AMENDING VARIOUS PROVISIONS OF CHAPTER 155 ZONING
MINUTES OF MEETING

Present: Supervisor Corcoran
Councilman Molinelli
Councilman Zambito
Councilwoman Sessa
Councilman Cauchi

Danielle Cherubini, Deputy Town Clerk

Councilman Zambito made a motion to close the public hearing at 7:02 p.m. Motion seconded by Councilman Molinelli.

Yeas: 5 Nays: 0 Carried

*Respectfully submitted,
Danielle Cherubini
Deputy Town Clerk*