

RED HOOK TOWN BOARD MEETING
December 14, 2021

A meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened by Zoom Videoconference due to COVID-19 pandemic stay in place rules at the Town Hall, 7340 South Broadway, Red Hook at 7:30 p.m.

Present: Supervisor Robert McKeon
Councilmember Christine Kane
Councilmember William Hamel
Councilmember Jacob Testa
Town Clerk Deanna Cochran
Also Present: Attorney Chris Chale
Michele Greig– Planning Consultant
Denis Collett - Moderator

Supervisor McKeon opened with the Pledge of Allegiance and reviewed the agenda.

SUPERVISOR’S REPORT:

The Supervisor’s Report for the period of November 1, 2021 to November 30, 2021 was read as follows: Opening Balance - \$7,760,134.81; Receipts - \$891,078.78; Disbursed - \$1,287,769.05; Balance - \$7,363,444.54. Supervisor McKeon reviewed the variance reports and budget adjustments.

On a motion by Councilmember Kane to accept the Supervisor’s report.
Adopted Ayes 4 McKeon, Kane, Hamel, Testa
 Nays 0

On a motion by Councilmember Hamel and seconded by Councilmember Kane to accept the budget adjustments.
Adopted Ayes 4 McKeon, Kane, Hamel, Testa
 Nays 0

TOWN CLERK’S REPORT:

The Town Clerk’s report for the period November 1, 2021 to November 30, 2021 was read as follows: Total Local Shares remitted to the Supervisor - \$5776.17; Amount remitted to NYS Ag. & Markets - \$36.00; Amount remitted to NYS Dept. of Health for Marriage Licenses - \$45.00; Amount remitted to NYS Environmental Conservation Dept - \$635.83; Total State, County, and Local revenues \$6,493.00. Vouchers 28364-28474 were processed in November 2021.

On a motion of Councilmember Kane seconded by Councilmember Hamel moved to approve the Town Clerk’s report.
Adopted Ayes 4 McKeon, Kane, Hamel, Testa
 Nays 0

Public Hearing- Local Law G-1 (Proposed) of 2021 Short-Term Rentals

On a motion of Supervisor McKeon seconded by Councilmember Kane moved to open the public hearing.
Adopted Ayes 4 McKeon, Kane, Hamel, Testa
 Nays 0

Supervisor McKeon gave a presentation of Local Law G-1 (Proposed) of Short-Term Rentals.

Supervisor McKeon addressed the complaints concerning the law possibly benefitting parcels in the Agricultural Business Districts. He clarified the legislative bodies like the Town Board determine all zoning and as long as the Board is voting on the entire district as opposed to a particular parcel, it is not a conflict of interest. Further, the ability to rent on a short-term basis for the Agricultural Business District already currently exists.

Each speaker was given three minutes to speak, which was timed by the moderator. Public comment was heard as follows:

Business owner **Dan Budd** spoke in favor of short-term rentals and their direct positive impact on tourism in Red Hook. He encouraged the Board to continue to listen to the residents and short-term rental hosts and to take more time before voting on this law.

George Karpel encouraged the Board to take more time before making decisions and spoke about how the current laws are too outdated to reflect how the pandemic has changed the real estate market and the way people travel.

Emily Sachar, owner and editor of the Daily Catch, and STR host encouraged the Board to slow down, talk more with our constituents, and to implement a grandfather clause for current hosts.

Nancy Lee, owner of Petals & Moss, and STR host reiterated short-term rentals are needed and necessary in Red Hook throughout the year.

Short-term host, **Norman Greig**, spoke favorably of his rental and hosting experiences. He explained there are many reasons why affordable housing is no longer available, but it is not because of short-term rentals.

Al Lively, spoke favorably of his experiences hosting an STR and added the pandemic has changed things too much for the Town Board to be able to make decisions at this time. He then asked for clarification concerning which option would apply to his dwelling; could he rent for 29 days or rent one bedroom unlimited throughout the year? Supervisor McKeon answered Lively would be eligible for either the option of up to 29 days hosted or unhosted one time or he would be allowed to rent his one bedroom hosted to two people unlimited throughout the year for accessory use.

Jeanann Schneider spoke about the current proposed restrictions requiring an STR be a primary residence and therefore does not give homeowners who own a secondary home short-term renting opportunities.

Vicki Perry spoke favorably of her experiences of using and hosting STR's. She questioned why Red Hook would privilege the larger landowners, specifically the R3 and R5 districts, for this type of activity.

Supervisor McKeon responded in 2016 zoning laws were changed to consolidate different types of lodging and as a result, B&B's were no longer permitted in the R3 district. Allowing STR's in the R3 and the R5 district in this legislation would allow for new forms of lodging again.

Kelly Berelle spoke about other revenue streams that are provided by STR's. STR's bring money into our areas through tourism, but also through local contractors, pool companies, cleaning agencies and many more.

Bob Skypala reiterated due to the pandemic, now is not the time to make decisions such as these and more time is needed.

Justin Karr, STR owner in the R3 district, spoke in opposition to this legislation due to the benefits STR's bring to the community.

Town Clerk Deanna Cochran read the names of the people and groups that sent letters or emails.

Planning Consultant Michele Grieg reviewed the SEQR findings, the negative declaration, and the Greenplan memo which addressed the substance of comments from the public.

Supervisor McKeon addressed the Board regarding the question of allowing hosted one-bedroom STR's.

Councilmember Hamel added to allow a hosted one bedroom in an unlimited manner seems inconsistent with what is being allowed in the other districts. He would prefer to limit the number of rental days for a hosted one-bedroom STR to maintain consistency. Councilmember Kane agree with this.

Councilmember Testa asked for suggestions from the Board members of how many rental days one-bedroom STR's would be allowed if unlimited days are not allowed. Councilmember Kane suggested 120 days plus approximately half of the remaining year for a total of around 200 days.

Councilmember Hamel suggested enforcing a break between rentals.

Councilmember Testa agreed with Councilmember Kane for 210 days which seemed like a more reasonable number.

Councilmember Hamel added the Planning Board suggested when people put in their application, that the Town send out a notice to the immediate neighbors. This will also help monitor if there are any issues with the number of rental days.

Supervisor McKeon addressed the change of not requiring the minimum lot size for the respective districts.

Councilmember Hamel agreed with this change and added it would deter potential future problems.

Councilmember Kane agreed and added this change would help with managing the permits. She added there is possible conflicting language here.

Attorney Chris Chale stated these are existing zoning code definitions and it conflicts with existing building code definitions and the effort to change them should not be the focus within the STR legislation.

Planning Consultant Michele Greig added as long the zoning law provides its own definitions, it does not have to be identical to the building code.

Attorney Chris Chale reviewed the remainder of the changes made.

Councilmember Kane asked for and received clarification from Supervisor McKeon and Attorney Chris Chale that it was either a one-time unhosted rental for 29 days option or a hosted one-bedroom option for 210 days.

Resolution Establishing a Date for a Continued Public Hearing Regarding the Adoption of Local Law G-3 (Proposed) of 2021

TOWN OF RED HOOK RESOLUTION NO. 86 DATED DECEMBER 14, 2021

RESOLUTION FURTHER AMENDING LOCAL LAW G (PROPOSED), AND ESTABLISHING A DATE FOR A CONTINUED PUBLIC HEARING REGARDING THE ADOPTION OF LOCAL LAW G-3 (PROPOSED) OF 2021, A LOCAL LAW REGARDING SHORT-TERM RENTALS

WHEREAS, on November 30, 2021, the Town Board held a public hearing regarding a Proposed Local Law G regarding the short-term rentals, and held a continued public hearing regarding a revised Proposed Local Law G-1 on December 14, 2021; and

WHEREAS, based on the information presented at such hearings, including the comments of the Planning Board, and the Town's own study of the matter, there has been proposed and presented to this Board an amended form of such local law, to be referred to as Local Law G-3 (Proposed) of 2021 entitled "**A LOCAL LAW TO ESTABLISH A NEW CHAPTER 112 OF THE CODE OF THE TOWN OF RED HOOK TO BE KNOWN AS 'SHORT-TERM RENTALS,' AND TO AMEND CHAPTER 143 OF THE CODE OF THE TOWN OF RED HOOK, ENTITLED 'ZONING,' REGARDING SHORT-TERM RENTALS AND HOME OCCUPATIONS**" in the form on file with the Town Clerk; and

NOW THEREFORE BE IT RESOLVED, by the Town Board of the Town of Red Hook as follows:

1. The Town Board of the Town of Red Hook shall hold a continued public hearing on December 22, 2021, at 7:35 p.m. via ZOOM, to hear all interested parties on said amended Local Law G-3 (Proposed) of 2021 and at which time and place the Town Board may determine whether to adopt the amended proposed local law.

EXTRACT OF MINUTES

A regular meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened in public session on December 14 at 7:30 p.m., local time via videoconference and/or teleconference pursuant to NYS Laws Ch. 417 of 2021. A live transmission was available to the public as described in the notice of meeting attached hereto. The meeting was recorded and a full transcript is required to be prepared to the extent required by such law.

The meeting was called to order by Supervisor Robert McKeon, and, upon roll being called, the following members were: (Note: Where members are marked Present, specify whether In Person at the Town Hall, 7340 South Broadway, Red Hook, NY, via Videoconference, or via Teleconference.)

	Present	Absent
Supervisor Robert McKeon	Via Zoom	
Councilmember William Hamel	Via Zoom	
Councilmember Christine Kane	Via Zoom	
Councilmember William O’Neill	Via Zoom	
Councilmember Jacob Testa	Via Zoom	

The following persons were ALSO PRESENT:

Christine M. Chale, Esq., Attorney for the Town, Via Zoom.

The following resolution was offered by Councilmember Kane, seconded by Councilmember Hamel , to wit;

**TOWN OF RED HOOK
RESOLUTION NO. 86
DATED DECEMBER 14, 2021**

**RESOLUTION FURTHER AMENDING LOCAL LAW G (PROPOSED),
AND ESTABLISHING A DATE FOR A CONTINUED PUBLIC HEARING
REGARDING THE ADOPTION OF LOCAL LAW G-3 (PROPOSED) OF
2021, A LOCAL LAW REGARDING SHORT-TERM RENTALS**

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Supervisor Robert McKeon	VOTING Aye
Councilmember William Hamel	VOTING Aye
Councilmember Christine Kane	VOTING Aye
Councilmember William O’Neill	VOTING Aye
Councilmember Jacob Testa	VOTING Aye

The foregoing resolution was thereupon declared duly adopted.

On a motion of Supervisor McKeon seconded by Councilmember Hamel moved to close the meeting

Adopted	Ayes 4	McKeon, Kane, Hamel, Testa
	Nays 0	