

**Village of Coxsackie
Planning Board Minutes – May 20, 2021**

Attendance:	Bob VanValkenburg	Stacey Smith
	Pat Maxwell	Rodney Levine
		Jarrett Lane

1. **Regular Meeting** – Called to order at 6:03 PM

2. **Approval of Minutes:** A motion was made by Stacey Smith and seconded by Jarrett Lane to approve the minutes from April 15, 2021. Motion carried unanimously.

3. **New Business** –
 - A. **Short Term Rentals** – the Village Board asked us to review the Village Code on short term rentals and make recommendations for items such as an application/registration form and fees. Our liaison to the Village Board is Katlyn Irwin. Members reviewed the sample application form from Elliotville that Deidre Meier had provided at our April meeting. While the overall sample provided a form that would be easily adaptable by Coxsackie and appropriate for short term rentals such as Air B&B, there were concerns raised regarding items either missing or needing clarification/tweaking for our Village usage. Concerns included:
 1. Keeping fees reasonable, with lower fees for local vs. non-Greene County landlords. Fee amounts are for the Village Trustees to decide upon.
 2. What the Village Trustees anticipated using the fees for – i.e. how will they benefit Village residents in general or be used to assist those in need?
 3. Requiring a driver’s license or voter registration card as proof of residency. Or both, with 2 forms of ID being the preferred requirement.
 4. The language in “large Vehicles not Allowed” needs to be rephrased/clarified to allow for transport to and from an airport/hotel or other out of town location, but not for continued parking on the premises of the rental property. Code Section 111- 6C needs to be followed regarding occupants, as well as Village Center parking regulations.
 5. Unlike the Elliotville permit, the Board felt it should be the responsibility of the Village Clerk to handle the permitting process, with the Code Enforcement Officer only being involved when a compliant and/or non-compliance occurred.
 6. A concern was expressed about low-income housing availability being decreased because of the higher profitability of short-term rentals.
 7. Short term rentals would be good for the overall real estate market, giving owners rental opportunities without the eviction hurdles encountered now for long term properties.
 8. People are already doing short term rentals, so permit requirements would be a way of protecting Village residents and encouraging landlords to be more attentive to property upkeep.
 - B. After thorough discussion and review of the sample, the Board approved, in a motion made by Stacey Smith and seconded by Pat Maxwell the Elliotville sample form as a proforma for the Village’s permit for short term rentals, subject to the confirmation of how the fees would benefit our residents, and special attention to proof of ID and occupancy limitations. 4 members voted in favor of the motion; 1 member voted no. However, further discussion evolved regarding large vehicles (see #4 above), so the motion was amended to include clarification of that as well in our recommendation to the Trustees. The motion to amend was made by Stacey Smith and seconded by Rodney Levine, with the vote again being 4 ayes and 1 no vote.

4. **Old Business:**
 - A. **270 Mansion Street** – Parking lot excavated for fuel tank removal.
 - B. **Reed Street Vacant Lots** – no updates beyond sale of the lot.
 - C. **40 Bailey Street – Special Use Permit for Self-Storage Units** – No updates.

4. **Close of meeting** – A motion to close the meeting at 6:47 was made by Jarrett Lane and seconded by Stacey Smith. Motion carried unanimously.

5. **Old Business (Continued):**

A. **South River Street Redevelopment** – No updates.

D. **Review of fencing** – final review tabled for a future meeting.

E. **Review of Town of Coxsackie draft solar regulations** – tabled for a future meeting.

F. **Review of Chapter 155 – Zoning** – tabled for a future meeting.

8. **Other:**

G. **Public Comment** – None.

H. **Correspondence** – None.

I. No other business was brought before the Board, so the meeting was adjourned at 6:47PM in a motion made by Jarrett Lane and seconded by Stacey Smith. Motion carried unanimously.

J. Our next regular meeting is scheduled for June 17, 2021, at 6:00 PM.

Respectfully submitted,

Patricia H. Maxwell, Secretary