

Village of Coxsackie

Public Hearing Minutes

Short-Term Rental Application Variance-24 Ely Street

June 19, 2023

The Public Hearing was called to order by Mayor Mark Evans at 6:15 p.m. Present were Trustee Donald Daoust, Trustee Rodney Levine, and Trustee Rebecca Vermilyea. Trustee Katlyn Irwin was absent.

Mayor Evans stated that the purpose of the Public Hearing is to allow for public comment on the Short-Term Rental Variance application received from James Randle & Marshall McCormick, of 24 Ely Street.

James Randle, owner of 24 Ely Street, stated that he and his husband, Marshall McCormick, want to thank the Mayor, Board, and fellow community members for this opportunity to speak on their request for an economic hardship variance at 24 Ely Street. 24 Ely Street is more commonly known as the Hubble House. He stated that both the real estate agent and attorney that represented them in the purchase of the home are present tonight as well. He wants to start off by saying that they love Coxsackie, and the Hubble House is first and foremost their home. They are not investors who have no stake in the community and who's sole mission is turning a profit at the expense of their friends, neighbors, and community. Currently because of work, they are unable to make Coxsackie their full-time home, but their intent is to retire here, and move here full time as soon as their work allows. Since purchasing the house, they have been fortunate enough to spend most of their time here. They bought the house in January and have spent several months here. As stated in their May 26th letter, they discussed with their agent that the Hubble House was substantially above their budget and purchasing that house would only make financial sense if they had the option to rent it out occasionally when they are not there, and to help with some of the renovation costs. Their agent made some inquiries with the Village and informed them that there were not intents at the time to put any limitations in place on Short-Term Rentals. Based on the information they received, they proceeded with the purchase of the house, put down a non-refundable deposit, and entered into a binding contract with the seller. The very day after putting down the non-refundable deposit and entering into the contract, it was posted on Facebook that the Village is proposing a Short-Term Rental Moratorium. Their home was built in 1832 and needs substantial repairs and renovations. Currently, work is underway to address necessary and costly structural and foundation issues that exist with the home. In addition to these issues currently being addressed, they have been notified by their insurance company about repairs that they require in order for them to maintain their homeowner's insurance coverage. To date, they have obtained quotes from multiple contractors for the necessary repairs and renovations. These estimates are running into the hundreds of thousands of dollars. They can provide the Board with any sort of backup documents that they may need in their decision-making process. In order to commit to contractors, they need to be able to supplement their income. Without the ability to do so, they will likely be unable to make the necessary repairs and renovations, and the condition of the house may deteriorate. They could have potentially avoided this problem had they had some additional information, and they want to make sure that they don't run into any sort of mortgage issues with their mortgage company and insurance company. As mentioned, this

house was a bit of a financial strain for them. Because they fell in love with the Hubble House, they expended a few more funds for the purchase of the house, and obtained a larger mortgage than they originally anticipated, because they believed that they would be able to offset some of the renovation costs of the home by occasionally renting it out. It is the cost of the mortgage, taxes, and the necessary repairs and renovation that they are looking to offset, and that is why they are requesting this Short-Term Rental Variance. It would be extremely financially difficult, if not impossible, for them to make all of the necessary repairs and renovations to maintain the homes' integrity if they are unable to retain a Short-Term Rental Permit. Furthermore, it could cause tremendous financial difficulties for them. They do not believe that the granting of this variance will adversely affect the health, safety, or wellbeing of their neighbors in the community. They believe that their continued restoration of their historic home would increase, not diminish, the property values, and they hope to work cooperatively with the neighborhood and community. The granting of the variance will not be contrary to the Comprehensive Plan of the Village, and they just want to create a home in which their neighbors, friends, and community will be proud. He again thanked the Board for their consideration this evening.

Andrea Smallwood stated that she was Mr. Randle and Mr. McCormick's realtor during their purchase of this house, and she can attest that everything that Mr. Randle said was true. The purchase happened at a very awkward time in relation to the Village's Short-Term Rental Moratorium, and they could not get out of the contract with what they had already invested in the non-refundable down payment.

No further public comments were offered.

A motion to adjourn the Public Hearing was made by Trustee Daoust and seconded by Trustee Levine. Trustee Daoust voted yes. Trustee Levine voted yes. Trustee Vermilyea voted yes. The motion carried.

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nikki Berezna
Clerk