

Village of Coxsackie

Public Hearing Minutes

Short-Term Rental Application Variance-28 Ely Street

July 6, 2023

The Public Hearing was called to order by Mayor Mark Evans at 5:45 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 Bruce Rinderman & Scott Johnson, of 28 Ely Street.

Bruce Rinderman stated that he and his husband, Scott Johnson, purchased 28 Ely Street a year ago, last May. Their daughter introduced them to Coxsackie when she was looking for a wedding venue and was booked at The Wire for an October 1st, 2022 wedding, but it was canceled due to construction delays. Thankfully, Meadow Ridge Farm had an opening that same weekend, so they were able to have the wedding there.

Scott Johnson stated that in the meantime, they fell in love with the Village, and when 28 Ely Street, ("The First House on the Hill"), came on the market, they snapped it up in what they saw as a once-in-a-lifetime opportunity. The house seems to have been built around the same time as the Thomas Cole house. They have spent much of the last year lovingly restoring this historic home in the heart of the village, by furnishing, painting, and fixing it up. He stated that he is an Architect, and was the Chairman of the Historic Preservation Commission for the Town of Huntington, Long Island, for 16 years, so the house is in very good hands.

Bruce Rinderman stated that their intention was to spend as much time in Coxsackie as possible, and supplement their mortgage and other expenses with Short-Term Rental income. When they heard about the Short-Term Rental Moratorium, they thought that it would only be 3 months, so they sat tight. Now that it has been extended, it is causing them financial hardship. On top of everything else, two months ago, he was laid off from his advertising job.

Scott Johnson stated that at the end of the day, if they were not able to supplement with Short-Term Rental income, they may be forced to sell their house, and that would break their hearts. The Coxsackie community is very important to them, and 28 Ely Street is their home.

Mayor Evans asked who the prior owner of the home was.

Scott Johnson stated that the prior owner was Virginia Hillicoss. He stated that they have forged good relationships with their neighbors, and they intend to keep it that way, vetting all potential renters through Evolve, an industry-respected Short-Term Rental Management group. They will only be renting to those age 25 and over. He stated that their property, tax map #56.20-1-30, extends down to River Road, which is within the Village Center zone. They also have an ample driveway, with plenty of room for on-site parking, so they will not be a parking burden to their Ely Street neighbors. He said that they have been working hard on removing all

of the downed trees from the property.

Mayor Evans stated that there was a Microburst here in the village almost a year ago today. There were around 220 trees in the village that were downed.

Both Mr. Rinderman and Mr. Johnson thanked the Board for their consideration.

Trustee Vermilyea asked how often Mr. Rinderman and Mr. Johnson were in Coxsackie.

Scott Johnson stated that they are here at least 2 weeks a month.

Trustee Levine asked how many rooms will be rented.

Scott Johnson stated that there are 4 bedrooms.

Trustee Vermilyea stated that she likes that they have off-street parking.

Mayor Evans stated that he would like to let them know that the Village is eventually looking to replace the sidewalk in front of their home, which involves removing the flagstone.

Bruce Rinderman asked if there was any way to re-set the flagstone instead of pouring concrete.

Mayor Evans stated that unfortunately, that is not possible. The Village will notify residents when the time comes.

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 6:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna", with a long, sweeping underline.

Nikki Berezna
Clerk