

The Clinton Town Board held their zoning revision meeting on this day in the Town Hall. Present were Supervisor Ray Oberly and Board Members Nancy Cunningham, Dean Michael, and Eliot Werner. Michael Whitton was absent. There were four residents in the audience.

Supervisor Oberly called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

### **Councilmember Michael's Comments**

**Michael Whitton** started off with the draft for the short term rental that was dated 11/12.

#### **250-69.1 Short-Term Rentals (STR)**

**Russ Tompkins** had Comments that he didn't see it on the agenda and he wasn't prepared.

**Ray Oberly** said Definitions are need from time to time. Pg 3 under (B) if they don't apply for by 6 mths wonders if you can't apply. Should add "existing"

**Elliot Werner** said we could add to be in compliance.

**Ian Shrank** is it the application date or the approval? Should add that your in compliance as long as you apply until accepted or rejected.

**Jeff Newmann** this paragraph applies to both BnB and AirBnB and thinks it should break them out. And agrees with Ian.

**Oberly** should be add federal to that section (B) and (C) we should not put the form with the Law. In (C3) is 30 days too fast to comply?

**Ian** we should within 30 days should determine "whether" the STR is in compliance.

**Newmann** I think the intent is to move things along and thinks maybe review the renewal request.

**Oberly** (D) same comment as to form and to limit it to 1 owner he doesn't think it's legal.

**Whitton** stated the Attorney for the Town also didn't think it was legally defensible.

**Newmann** we are talking about type 1 which is owner occupied so it doesn't need to be there.

**Oberly** In septic system section thinks it should be listed because he doesn't think people will know where the fields are

**Chris Juliano** doesn't think it should be taken out because people need to regularly pump their tank.

**Newmann** Thinks it is good for older properties.

**Oberly** The type, location and field are not easily know should be plotted out

**Shrank** It's a burden of the homeowner to prove it because they are changing the use.

**Dean Michael** Its important that we limit the # of people that would be allowed to use the property based on the size of the septic system.

**Oberly** its based on the CO

**Juliano** The permit is based on the bedrooms and not people.

**Oberly** #5 (2e) Thinks the insurance requirements should be approved by the Town's Insurance Agent? And in (f) need a waiver to have access and use Attorneys changed language. But it should state inside and out.

**Michael** I think these documents are getting too wordy and I think its all implied.

**Oberly** I don't know what you want? If it's a sketch or photo

**Shrank** says it should be not so restrictive as a sketch and should give more options

**Newmann** Type II short term are limited to 1 per property? Multiple people comented on limiting ownership of multiple properties.

**Oberly** (C) Type 2 is not a local law, plus the 30 days to review and in # 4 bottom are we list all violations or just the open ones. Top of Pg7 add smoke and particles in the air.

**Michael** I think that term smoke is too loose of a definition and opens up to arguments.

**Shrank** thinks its ok because it says may include

**Juliano** thinks it going to create more issues

**Newmann** think we should change noise to sound

**Oberly** Paragraph #7 new owner should not have to reapply for the use and get to finish out the term. In (E1) no zones or all zones? In 2 what is a lodger does it include children, answer was yes. Also on pg 8 what is an adult? Left the word “as” and in the time limitations is tough to inforce.

**Newmann** can you host a wedding is there a limit to people come as a daytimer? Should make it clearer as to the number of people allowed and should be posted.

**Oberly** In (E4) Noises change to sound. The last sentence add to the best efforts to cease the noise and prevent future instances. Pg 9 # 6 no signs? Should be in the paragraph as advertising. (7b) address should add 911, fire and medical emergencies. In (c ) things to be posted (e) should state how many day for the cans being left out.

**Michael** this is an issue for more than just this law and should apply to all of the town

**Newmann** This puts the honest on the lodger and stead of the owner why was (f) blank? It should be a map

**Oberly** #10 add smoke and CO detector in the appropriate location together and size and type. In (g) should be building inspector In (h) house address on both sides. (10b) 2 persons per sleeping room. What’s a person, are babies included?

**Newmann** Sleeping rooms that are 99 sq ft or less would be limit it to 1 persons should clarify the meaning.

**Oberly** Emergency escape add proper legal escape or egress

#### **§ 250-64 Outdoor storage or parking of recreational or commercial vehicles.**

**Russ Tompkins** is concerned with what’s the difference between parked and stored. Also thinks it should be removed.

**Ian Shrank** thinks it should also include shipping container. In (B) in 250-23 only talks about front yard should have side and rear yard setbacks

**Michael** In 250-25 is rear setbacks

**Chris Juliano** should add 250 attachment #2 for setbacks of each zoning district

**Nancy Cunningham** thinks it’s unfair for people to be penalized for parking seasonal items

**Oberly** Does this include snowmobiles, ATV etc.

**Newmann** a the sec (A) says 1 of each is allowed

**Oberly** In (G) should be except for emergencies

**Tompkins** said there is no definition of recreational vehicles

From the Village of Ravena: RECREATIONAL VEHICLE Any motorized or towable vehicle that combines transportation and temporary living quarters for travel, recreation and camping, Winnebago, motor home, boat, bus designed to carry more than 30 passengers, camper trailer, boat trailer, house trailer, storage and equipment trailer or trailer designed for the transportation of goods or trailer for the transportation of recreational equipment.

**Newmann** should screening be required if not visible?

**Juliano** Thinks it should be allowed for people to have a reg motor or campier in the front

**Newmann** maybe we need an intent of this law. Plus we could say unless in the side or rear yard.

Councilmember Michael said we will discussed the following sections at the next meeting on December 5th at 7pm, **Sections to follow are § 250-66, 67, 68, 70 and 72**

Video can be seen at <https://www.youtube.com/watch?v=ug59D1fI4as>

**ADJOURNMENT**

MM Oberly, 2nd Michael that the Town Board adjourns the meeting. at 9:12 PM.

Respectfully Submitted,  
Dean Michael, Councilmember & Zoning Revision Chair