

APPROVED

1/9/2023

**July 18, 2022
Town of Taghkanic
Town Board Meeting**

Note all documents in these minutes may be clicked on and enlarged for easier reading

6:30 pm: The Taghkanic Town Board held a meeting on the above date to review the STR Draft Regulations. *Supervisor Ryan Skoda* opened the meeting with the Pledge of Allegiance and moment of silence.

Town Board:

Present:	Ryan Skoda	Supervisor
	Elizabeth Craig	Board Member
	Kara Gilmore	Board Member
	Linda Swartz	Board Member
	Cheryl Rogers	Clerk

Absent:	Elisabeth Albert	Board Member
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Supervisor Ryan Skoda turned the meeting over to *Board Member Elizabeth Craig Chair of STR Committee:* Joyce Thompson opened the Zoom meeting from home.

Review procedure: EC reads from the STR draft regulations document, and board members offer their comments. Comments from audience members are also heard.

Board begins review of STR draft, EC reading the text of each Section, beginning with Section 11.

Section 11:

There seemed to be a consensus view that this document should express what the town wants from each section, and that the final legal language should be provided by the attorney during legal review.

Section 12:

Change B to 'communicate emergency rules to Guests'...

Section 13:

If there were to be any day limits set, then the town would require that these records be made available to Town.

(EC) Thinks it would be good for the Town to enlist the services of some organization (e.g., Host Compliance) to do an 'online data scrape' to get a true sense of the scope of the current STR business in Taghkanic. A person recently told her that the true number was closer to 70 than the previous figure of 32 STRs.

Section 13:

(LS) We have a section in Zoning code on Special Use Permits; do we need this section here? Suggestion is to limit Section 14 to the introductory sentence, with reference to Zoning Regs.

It was suggested that language should refer to 'variance' rather than 'special use permit' . Need to get attorney guidance on this issue.

(KG) Topic from last discussion needs revisiting: do we want set day limits?

(Loretta) Suggests that Fed Income Tax rules on time limits affect STR popularity.

(Barbara) Suggests there should be an annual third-party water test, to ensure septic system is not failing and contaminating water supply.

(RS) We should stop for now. EC will make revisions, then Town will get input from Rob (highway dept)

(Nance Rutter – Zoom) Did research to find out how many people were permitted online vs how home was designed, and find discrepancies between original septic specification and current number of occupants allowed in STR. Was there any discussion by STR committee? Will septic system support additional bedrooms, etc, if remodeled? Agreed by TB.

(KG, others) We want to not have this liability on our CEO; it should be shifted to an independent licensed inspector to approve or not.

(Loretta) Remember, anyone can rent their property for more than 30 days (i.e., not short-term) without dealing with such issues as septic compliance. Noted.

(Adam Baird on Zoom) Wants town to know that he pays income tax for money earned from his STR. Also, he is of the opinion that if a home rented for more than 30days is not subject to these rules, why should a home rented for less than 30d be subject to them.

(Loretta) One of her guests attended a party at an STR and the barbecue caught on fire. Fortunately, her guest was a fireman and knew how to put out the fire. So much can go wrong with STRs.

Next step: make revisions and send document to the lawyer and see what their input is.

Zoning Law Review: next meeting were set as follows:

July 27, 2022 6:30 PM Zoning review

List of suggestions:

- Good Neighbor Handbook
- Professional Data Scrap
- Land Use Attorney advice for Principal Resident and grand fathering (Y/N)
- Federal Income Tax Rules
- Third Party water test by certified professional
- Fees should reflect CEO hourly wage

Supervisor Ryan Skoda: Rob found a truck, 2005 10-wheeler, wants it: \$118,000 is price. Good looking truck. \$255,000 left in Highway account (approximate). Fuel costs are high, so does not want to dip into the \$255k. Suggests we ‘bond’ purchase of truck. Can we purchase, then bond and pay back account? Can one bond a ‘used’ vehicle?? Several options discussed. Rob was considering several other items of need, and this will put them on the back burner. This is a great truck, but the owners have not used it in last 18 mos b/c they can’t find drivers.

The TB is in favor of purchasing the truck out of the current Highway funds, knowing they may have to transfers funds from general funds if CHIPS doesn’t come in. TB approved motion to purchase truck.

Executive Session: *NONE*

With no further business, on a motion by ***Board Member Kara Gilmore***, seconded by ***Board Member Elizabeth Craig*** the meeting was adjourned at 8:08 **pm**, carried unanimously by all members present. The next Regular meeting will be **August 8, 2022** at the Taghkanic Town Hall.

Audience: Barbara Hermance Chris Tallackson Jeff Tallackson Susan Raymond
Joann Klein Loretta Hoffmann Alvin Huehnel

ZOOM

Audience: Nancy Rutter Celine Dagan Lynn Rachel Handler
Adam Baer Anat Ishai Shay Moscona Anna Badalamenti
Donay Queenan Nick Frost Joyce Thompson

Saved Chat from the Monday, 18 July 2022 Town Board Meeting to Review the Draft STR Regulations and Zoning Code.

19:13:59 From Nancy Rutter to Joyce Thompson(Direct Message):

I want to ask question

19:28:12 From Joyce Thompson to Everyone:

Please use your Raise Hand Feature fund in the Reactions button when you want to speak. Thanks.

19:41:21 From Shay Moscona to Everyone:

We all pay. It's a 1099.

19:43:40 From Shay Moscona to Everyone:

The use is actually same as residence. Just shorter time.

19:48:51 From Shay Moscona to Everyone:

Air B&B contract is equivalent to lease.

19:53:00 From Rachel Handler to Everyone:

Thank you!