

Varick Town Board
June 15, 2022

A special meeting of the Varick Town Board was called to order by Supervisor Robert Hayssen at 12:00 noon. Present at this meeting were Councilmen Richard McCulloch, Tom Fox and Eric Riegel, Attorney for the Town, Frank Fisher and Town Clerk, Donna Karlsen and Planning Board Chair, Linda Mastellar. Absent was Councilman Richard Peterson.

Local Law No. 3, A Local Law to Amend the Zoning Code of the Town Of Varick: Mr. Fisher reviewed the amendments submitted to him by the Planning Board with Steve Ricci of his office. The following amendments were recommended to the Commercial Use Table for 311:23:

Commercial Use Table under 311.23 of the code shall be amended to include the following: Replace S (Special Use Permit) with C (Conditional Permit) under four categories: Agriculture and Rural Residential (ARR); Hamlet Residential (HR); Lakeshore Residential (LR); Conservation (C).

Under Short Term Rentals, amend the following:

311.23 (A): Add to end of paragraph, “A parking space is no smaller than 8x18 feet.”

311.23 (C):

Add at end of paragraph, “No existing open building permit, zoning or building code violations.”

311.23 (K):

Replace entire section with:

“Since there will be a limited number of permits allotted, no person, partnership, corporation, LLC, LLP or other corporate entity shall be awarded more than two (2) Town of Varick Short Term Rental permits.”

ADD:

311.23 (L)

A Town of Varick Short Term Rental permit is not transferable when the ownership of the subject property on which the short-term rental is located changes in any way. A short-term rental permit shall automatically terminate when the owner or owner(s) of the subject property change in any way from the owner or owner(s) listed in the short-term rental permit application. The new owners of the subject property shall apply for a short-term rental permit, submitting everything required including a new permit fee for the current calendar year, even if the previous owner or owners paid such a permit fee for the current calendar year, and have such short-term rental permit issued to them prior to allowing any occupancy of a short-term rental.

311.23 (M)

A short-term rental permit shall be valid for one year, shall expire on December 31 each year it is in effect, and must be renewed by January 31 upon expiration as long as the unit is used as a short-term rental.

311.23(N)

If the terms of the short-term rental permit are not kept or these regulations are not followed, the short-term rental permit may be revoked.

Mrs. Mastellar reviewed the intent of the proposed amendments and recognized that changes in some of the wording requires legal council's expertise. Mr. Fisher suggested that the short-term rental regulations may be served better by adding a new section to the Zoning Code and recommended the board table further action on the proposed law until further consideration can be given to best articulate what the Planning Board and Town Board wants to accomplish. He stated that he will work with Steve Ricci and referenced his work done for the Town of Fayette and hopes to have a document prepared for the next regular meeting of the town board. Mrs. Mastellar reported that the Planning Board did review the Town of Fayette's Short-Term Rental and noted that there are items in their ordinance that the town of Varick does not want. Mr. Fox asked that Mr. Fisher meet with Mrs. Mastellar to have a complete understanding of the intent of the proposed amendments and what they want to accomplish regarding the Short-Term Rental ordinance.

A motion by Eric Riegel, seconded by Richard McCulloch and so carried unanimously to close the special meeting of the Varick Town Board at 12:30

Respectfully Submitted:

Donna Karlsen
Varick Town Clerk