

Minutes
August 2, 2018
TOWN BOARD MEETING 6:30pm

1. CALL TO ORDER/PLEDGE TO FLAG
2. ROLL CALL

	PRESENT	ABSENT	LATE
Supervisor John C. Reilly	√		
Council-member Donald Coons	√		
Council-member Jeffery Galm	√		
Council-member Eric Mortenson	√		
Council-member John Fraser Paterson	√		

MONTHLY THOUGHT:

There's a perception out there that Airbnb doesn't want there to be rules. We think rules would be fantastic. We think rules would help our community, but not necessarily the rules that have simply existed for decades. **Nathan Blecharczyk**

Airbnb started with 'air bed and breakfast.' **Jeff Jordan**

NEW BUSINESS SECTION 2018

1. **Transient Rentals-continued discussions**
 Letters to Marty and Church Road Air B n B owners for more information on their rentals before referring them to begin the FCID process. Columbia County is considering code enforcement of short term rentals as well as a bed tax, collected by the County and distributed back to the municipalities.
 The board asked Warren for recommendations of a model on short term rentals.
2. **Discussion on possible 280a referral to Planning Board**
 The 280a law did not specify that a public hearing was needed as was suggested at the August meeting.

 The code enforcement officer did not rescind the building permit on the Passeri

property until there was further discussion on the need for a 280a open development resolution. There could be an exception where a driveway cut to a parcel is on a previously existing town road.

Unofficial Town maps show Church/Crock Road was a Town Road before abandonment. Town Attorney Replansky stated that for this to be the case, the map would have to be a filed official subdivision Plat.

Mr. Replansky recommended that the board go through the 280a process and referral to the planning board to render a decision if it is an open development area.

The board asked how to theoretically take back part or whole the abandoned road to make it a town road, Mr. Replansky said the adjoining residents would have to dedicate it to the Town.

Qualified Abandonment- If the road was abandoned by qualified abandonment, the adjoining owners would have right of passage. If there was evidence of qualified abandonment, the town could resume autonomy.

The building permit can remain until a decision can be made. No Certificate of Occupancy (CO) can be issued until the matter of access from the north or south is resolved.

Mr. and Mrs. Passeri's Attorney Paul Freeman stated that if there was no official filed map showing Church/Crock Road the Beers Atlas is an official filed Plat. Mr. Freeman stated there was a title opinion of an easement. He stated the Koweek Decision said there was an easement on the entirety of the road that was abandoned. Mr. Antonio Rodrigues, a Church/Crock road land owner, read a prepared statement that he has been paying taxes on his land for many years and someday would like to build on it.

Mr. Brody opined on the official mapping and qualified abandonment. He added that a 2010 decision denied Mr. Passeri an Easement by prescription or necessity.

The board requested documentation from Mr. Brody's and Mr. Passeri's attorneys within two weeks.

If need be a joint Planning Board and Town Board meeting will be scheduled.

Mr. Replansky stated again on the record that no CO could be issued until the matter of access is resolved.

3. Summer Road and Bridges work updates- Highway Superintendent Gomm was unable to attend the meeting for personal reasons.
4. Revaluation Small Claims Update- There has been 2 small claims and one Article 7 filed.
5. Office of the Aging (OFA) budget requests- The OFA is considering using the Elizaville Firehouse as a senior meal site. A small monthly contribution to help offset costs will be considered for the 2019 Budget.

6. Other new business- Set September Date for meeting. Due to the Primary Election on September 13, the September Town Board Meeting will be held September 6th.
7. Shared Services discussions – Courthouse- The possibility of sharing the Gallatin Courthouse with the Town of Taghkanic is being explored. Supervisor Reilly will do a walk through with the Taghkanic Supervisor.

PUBLIC COMMENT ON NEW BUSINESS

MONTHLY BUSINESS SECTION

1. Review of July Minutes for Errors/Clarifications **Resolution 2018-27: Accept July 2018 minutes for filing and posting.**
Motion CM Mortenson Second CM Coons
Vote 5 yes 0 no
2. Bill Review of Non-Reoccurring items- Resolution **2018-28: Approve July 2018 bills for payment.**
Motion CM Coons second CM Mortenson
Vote 5 yes 0 no
3. Highway Superintendent Comments/Report
4. Comments of Code Enforcement Officer: read and filed
5. Clerk Report: read and filed
6. Assessor Comment's
7. Historian Comments
8. County Planning Board Vacancy
9. Supervisor's report- update on broadband – A resident asked if the Town could put pressure on Consolidated Communications to improve their service. The Town doesn't have any influence on Consolidated, but the new G-Tel service was progressing ahead of schedule.
10. County Coroner Appointment- Due to a resignation, an appointment of an interim County Coroner will be made at the Board of Supervisors August meeting.
Harry Franklin spoke in favor of Ms. Powis, a registered mental health nurse with many year's experience in the health care field.
The board spoke of Carmine Martino, a retired Hudson Police Officer, Sheriff and State Trooper. Mr. Martino possess many years of law enforcement training.
Supervisor Reilly asked for a board vote on Ms. Powis or Mr. Martino.
Vote 4 Martino - 0 Powis. Supervisor Reilly will vote for Mr. Martino for the interim coroner appointment.

PUBLIC COMMENT ON MONTHLY BUSINESS

OLD BUSINESS DISCUSSION

1. Comp Plan amendment- timing finalized.
 - a. Expert consultant will be retained Sept-December.

- b. Three public input meetings at TB Sept. Oct. Nov. meetings.
 - c. Committee to workshop before each of three meetings and add additional meeting as needed. Committee: Planning Board Chair Terry Porter and PB rep. - Larry Brody in main and other PB input as needed by invite to particular session. Town Board Supervisor John Reilly and TB rep. Eric Mortenson with invited TB members for particular topics, especially Fraser on Maps part. Rotating invited citizen guest for each of three-four meetings from different geographic parts of Town. Meet with consultant in December for final input. Present finding Jan-Feb 2019. Zoning changes and adoption March-May 2019.
2. Road and Park Signage: Councilman Paterson is working on Town Signs for the entrance to town and the conservation area.

MOTION FOR ADJOURNMENT

Motion CM Mortenson second CM Coons