

**TOWN OF MAYFIELD PLANNING BOARD  
JULY 21, 2021  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**JOHN KESSLER, CHAIRMAN  
AARON HOWLAND, VICE CHAIRMAN  
JERRY MOORE  
RICHARD MILES  
FREDERICK CASTIGLIONE  
RALPH DESIDERIO, ALTERNATE**

**DAMON CURLEY, CODE ENFORCEMENT OFFICER  
SEAN M. GERAGHTY, CONSULTANT  
AARON ENFIELD, SR. PLANNER**

**I. CALL MEETING TO ORDER:**

The meeting was called to order at 6:00 p.m.

**II. APPROVE MINUTES OF LAST REGULAR MEETING:**

MOTION: To approve the minutes to the May 19, 2021 meeting.

MADE BY: Richard Miles

SECONDED: Jerry Moore

VOTE: 5 in favor, 0 opposed

**III. REVIEW OF TOWN OF MAYFIELD SHORT-TERM RENTAL LAW:**

A. Background:

In March/April of 2018, the Town of Mayfield Town Board adopted Local Law No. 2, which amended the Town's Zoning Law for the purpose of regulating the short term rental of homes in the community.

The Town Board recently hired Granicus, Inc. to monitor short-term rentals in the community. The Town Board has asked that the Planning Board

reexamine the provisions of the Town's Short-Term Rental Regulations and offer a recommendation for any amendments to the original Local Law.

PLANNING BOARD DISCUSSION: Planning Board Alternate Ralph Desiderio pointed out that, because of a filing error, the Local Law governing Short-Term Rentals was actually not effective until 2019.

Town Code Enforcement Officer Damon Curley explained to Board members that the Town Board has asked that the Planning Board look at the provisions in the Town's Short-Term Rental Law and offer recommendations for amendments. Mr. Curley stated that the Town has a significant concern with absentee landlords buying up properties all around the Lake in the L-1 and L-2 Zoning Districts and renting out the properties year round as real estate businesses.

County Planning Consultant Sean Geraghty suggested that the Town may want to reach out to Granicus, Inc. and see if it has any model Short-Term Rental Laws from similar-sized communities throughout the United States. Mr. Geraghty stated that Granicus has several hundred municipal clients across the country and likely provides the same type of service to a similar-sized community elsewhere that also deals with an influx of visitors during the summer months to its Lake.

Planning Board Member Rich Miles suggested that an area like Cooperstown, NY may be worth looking at if they have regulations governing short-term rentals.

Planning Board members then expressed some concerns with how the code enforcement office will be able to monitor and enforce several of the provisions in the existing Short-Term Rental Regulations.

Mr. Curley noted that one of the other things that has to be addressed is the scope of the inspection that he will have to perform for every registered short-term rental.

Mr. Geraghty stated that he went through the Town's Short-Term Rental Law earlier in the day and he suggested that the Planning Board look through the document this evening and give him some direction on several of the components of the Regulations. Mr. Geraghty stated that he would then take the document back and attempt to draft some new language for next month's meeting.

There was a general consensus amongst Planning Board members that this was a good way to approach the issue.

There was then a fairly lengthy discussion concerning the different components of the existing Local Law regulating short-term rentals. As a

result of the discussion, the Planning Department was asked to address the following areas:

- The inspection of Short-Term Rental Units will need to include some type of certification of the septic system on the property.
- A yearly water test for any Short-Term Rental Units must be provided as part of the registration process.
- Regulations should not be so stringent, that this type of usage is discouraged but, on the other hand, the Town needs to gain some type of control over this land use trend.
- Trailers parked on residential properties should not be considered legal residences for the purpose of allowing Short-Term Rentals in the Town of Mayfield.
- There were some mixed feelings on the amount of the yearly registration fee. However, no changes to the existing fee schedule were requested.
- There was interest in having the owners of Short-Term Rentals provide a copy of their rental agreements to the Town as part of the yearly registration process.
- There was a concern expressed that property owners along the Lake are not letting their renters know that Hudson River Black River Regulating District Permits for lakefront properties do not allow individuals to roam freely up and down all of the beaches.
- Planning Department staff pointed out that, along with amending the language dealing with Short-Term Rentals, there are other components of the Town's Zoning Law that need to be amended. For instance, the term Short-Term Rental needs to be added to the Use Table. The Town also needs to decide if it's going to allow Short-Term Rentals in every Zoning District.
- Careful consideration must be given to any parking standards since the Town does not want individuals parking on top of septic systems, but at the same time, the Town wants to make sure that emergency vehicles have clear passage on roads in the event of an emergency.
- The annual registration form may need to be updated in order to get some additional information from property owners.

Mr. Geraghty indicated that the Planning Department will craft some new language in order to update the Local Law and give Planning Board members an opportunity to make comments on those changes during next month's meeting.

#### **IV. OTHER BUSINESS:**

##### **A. Code Enforcement Update:**

Mr. Curley indicated that he has received several calls concerning the Concept Plan for the Whinney Recreational Vehicle Campground off of

NYS Route 30. He stated that he has explained to those individuals that the Planning Board does not have a formal application before it and, consequently, there is nothing to comment on at the moment.

B. Chairman's Update:

Planning Board Chairman John Kessler pointed out that the Mayfield Marina has recently been sold to Doc's Marina. There was a brief discussion amongst Board members concerning some of the renovations that will need to take place at the Marina.

**V. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:54 p.m.

MADE BY: Aaron Howland

SECONDED: Richard Miles

VOTE: 5 in favor, 0 opposed