

**TOWN OF WASHINGTON  
TOWN BOARD  
SPECIAL MEETING  
DECEMBER 17, 2020**

The Town Board of the Town of Washington held a special meeting on Thursday, December 17, 2020, at 6:00 PM. The meeting was held via Zoom due to the Coronavirus Pandemic. Supervisor Gary Ciferri called the meeting to order at 6:00 PM with the following present: Councilmen Stephen Turletes, Robert Audia and Michael Murphy and Town Clerk Mary Alex.

Village of Millbrook Trustee Tim Collopy was present.

On a motion made by Councilman Murphy and seconded by Councilman Audia, the Board opened the Public Hearing to hear any and all comments regarding the 2021 Contract with the Village of Millbrook for Fire and Rescue Service to all Town properties. The Town of Washington will pay the Village of Millbrook \$563,500.00. The vote was as follows:

Supervisor Ciferri: AYE

Councilman Turletes: AYE

Councilman Audia: AYE

Councilman Murphy: AYE

Trustee Collopy said he has spoken with Fire Chief Ted Bownas, and per the contract the Fire Chief will be providing the Town a letter, confirming that the Fire Department will honor the coverage spelled out in the contract.

Town Clerk advised the Board that the town received an inquiry regarding 123 Fraleigh Hill Road. The property has three residences and a potential buyer inquired if all three residences were eligible to be rented out via an Airbnb type of entity. The town zoning currently only allows an owner-occupied bed and breakfast, which has a special use permit. The Board was asked to consider if there should be legislation regarding Airbnb rentals.

Councilman Murphy asked if we can look at legislation from other communities. Some locations are having problems with absentee landlords and no oversight of a property. There are also properties that are drawing many people in one residence which has caused problems with large parties. He doesn't want to be too restrictive but oversight and some rules are necessary. He asked if the Association of Town's has recommendations. Attorney Battistoni is going to provide sample legislation from the Town of Marlborough. Town Clerk Alex will contact the AOT.

Councilman Turletes said Town Clerk Alex raised good questions that should be considered.

- Should there be a minimum rental period?
- Should a Special use Permit be required?
- Should rental be allowed in specific zones?
- Should there be an annual registration with the town and a fee for registration?

The Board concurred that they should consider legislation. Councilman Audia said they may want to require a minimum amount of acreage. He asked Trustee Collopy does Millbrook have any legislation Trustee Collopy said there are several of each. He understands that they need two types of laws, one for Airbnb and one for Bed and Breakfasts.

Town Clerk notified the Board that the Market at Mabbettsville sent a letter to the Town that they are applying for a liquor license with New York State. This is a requirement of New York State. The Town has 30 days to comment. Zoning Administrator Patrick will be asked to review the Special Use Permit to determine if there is anything restricting liquor sales. If there are no restrictions, the Board concurred that the Market at Mabbettsville should proceed with their application. The Board understands the difficulties small businesses are currently having and they would like them to succeed.

Councilman Turletes noted that the Town is waiting for the lease agreement with the village for the gymnasium. Trustee Collopy said it's sitting with their attorney and he will ensure it is signed by the Village and released to the town.

Supervisor Ciferri advised the Board that there are vouchers at the Town Hall which require Board signature.

There being no comments made on the Fire Contract with the Village of Millbrook, on a motion made by Councilman Turletes and seconded by Councilman Audia, the Board moved to close the public hearing. Vote was as follows:

Supervisor Ciferri: AYE  
Councilman Turletes: AYE  
Councilman Audia: AYE  
Councilman Murphy: AYE

On a motion made by Councilman Murphy and seconded by Councilman Audia, the Board moved to authorize Supervisor to sign the fire contract with the Village of Millbrook. The vote was as follows:

Supervisor Ciferri: AYE

Councilman Turletes: AYE

Councilman Audia: AYE

Councilman Murphy: AYE

Councilman Audia asked how the Highway Department made out in the snowstorm. Supervisor Ciferri reported that they had no problems. The men worked throughout the night, came in for breakfast and a rest and had everything cleared by lunchtime. Councilman Murphy said he took a ride in the mid-afternoon and the roads were clear.

There being no other business, on a motion made by Councilman Murphy and seconded by Councilman Audia, the meeting was closed at 6:20 PM

Vote was as follows:

Supervisor Ciferri: AYE

Councilman Turletes: AYE

Councilman Audia: AYE

Councilman Murphy: AYE

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Mary Alex, Town Clerk