

**Agenda**  
**August 19, 2024**  
at Piseco Common School  
**Town of Arietta**

- Call to Order
- Roll Call
- Open Public Hearing: Local Law #1 of 2024 Short Term Rental Regulations
- Motion to approve minutes for the August 5, 2024 meeting
  
- Resolutions
  - **24-08-40** Transfer of Funds
  - **24-08-41** JCAP Grant
  
- **Snowmobile Trails – Grier**
- **Town Buildings / Grounds - Stobo**
- **Recreation / Website / Campsite - Wilt**
- **Lake / Dam / Cemetery - Rajca**
- **Finance / Airport / Internal Management / Insurance - Rhodes**
- **Superintendent / Report – Small**
- **Codes and Zoning – Lascola**
  
- **Old Business**
  - Fuel Pump at Piseco Airport (K09)
  
- **New Business**
  - Boat Launch - Lower Arietta
  
- Motion to accept the bills
- Public Comment
- Close Public Hearing
- **24-08-38** Local Law #1 of 2024 Short Term Rental Regulations
- **24-08-39** Short Term Rental Regulation Forms
- Designation of next Meeting Tuesday, September 3, 2024 **Motion to adjourn** (*Holiday Monday, September 2, 2024 Labor Day*)

TOWN OF ARIETTA

At a regular meeting of the Arietta Town Board at the Piseco Common School at 1722 State Route 8 in the Town of Arietta, Hamilton County, New York on:

August 19, 2024 at 5:00pm

Resolution # 24-08-38

Subject: Local Law No. 1 of the year 2024 "Short-Term Rental Regulations"

Resolution Offered By: \_\_\_\_\_

WHEREAS: Local Law NO.1 of the year 2024 "Short-Term Rental Regulations", and

WHEREAS: the intention of this local law is to impose mandatory regulations on all Town of Arietta property owners that desire to rent their property on a short-term basis, and

WHEREAS: this local law is enacted pursuant to the provisions of the Municipal Home Rule Law and the Town Law of the State of New York, and all property owners desiring to rent on a short-term basis must comply with the regulations of this local law, and

WHEREAS: nothing in this law shall alter or supersede any regulations or requirement of the Town of Arietta Zoning Ordinance, County of Hamilton, State or Federal regulations or requirements, and

THEREFORE, LET IT BE RESOLVED: the Town of Arietta, Town Board after a Public Hearing held on August 19, 2024 will hereby approve and accept Local Law No. 1 of the year 2024 "Short-Term Rental Regulations"

Seconded by: \_\_\_\_\_ and put to a vote, which resulted as follows:

AYES:	NOES:	ABSTAIN	ABSENT:
Jacquelyn Grier _____	Jacquelyn Grier _____	Jacquelyn Grier _____	Jacquelyn Grier _____
John Rajca _____	John Rajca _____	John Rajca _____	John Rajca _____
Douglas Stobo _____	Douglas Stobo _____	Douglas Stobo _____	Douglas Stobo _____
Christy Wilt _____	Christy Wilt _____	Christy Wilt _____	Christy Wilt _____
Christian Rhodes _____	Christian Rhodes _____	Christian Rhodes _____	Christian Rhodes _____

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Date

STATE OF NEW YORK):  
TOWN OF ARIETTA):  
COUNTY OF HAMILTON):

I, \_\_\_\_\_ Clerk of \_\_\_\_\_, New York, do hereby certify that I have compared the foregoing copy of this Resolution with the original on file in my office, and that the same is a true and correct transcript of said original Resolution and of the whole thereof, as duly adopted by said \_\_\_\_\_ at a meeting duly called and held at the \_\_\_\_\_ On \_\_\_\_\_ by the required and necessary vote of the members to approve the Resolution.

WITNESS My Hand and the Official Seal of \_\_\_\_\_, New York, this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Town Clerk, Town of Arietta)

TOWN OF ARIETTA

At a regular meeting of the Arietta Town Board at the Piseco Common School at 1722 State Route 8 in the Town of Arietta, Hamilton County, New York on:

August 19, 2024 at 5:00pm

Resolution # 24-08-39

Subject: **Approve the Short-Term Rental Regulations Forms**

Resolution Offered By: \_\_\_\_\_

**WHEREAS:** Local Law NO.1 of the year 2024 “Short-Term Rental Regulations” was passed at the August 19, 2024 board meeting, and

**WHEREAS:** the Town Board will need to approve a short-term rental registration form, a notice to property owners, and a good neighbor poster for any dwelling unit which is rented or leased for a period of less than thirty (30) days as per Local Law #1 of 2024, and

**WHEREAS:** the annual registration fee is fifty dollars (\$50.00) which will be reviewed and adjusted as needed by the Arietta Town Board, and

**WHEREAS:** the Code Enforcement Officer will review the short-term rental registration and issue the permit, and

**THEREFORE, LET IT BE RESOLVED:** the Town of Arietta, Town Board will hereby approve and accept the short-term rental registration form, a notice to property owners, and a good neighbor poster as per the attachments for short-term rental regulations effective immediately.

Seconded by: \_\_\_\_\_ and put to a vote, which resulted as follows:

AYES:	NOES:	ABSTAIN	ABSENT:
Jacquelyn Grier _____	Jacquelyn Grier _____	Jacquelyn Grier _____	Jacquelyn Grier _____
John Rajca _____	John Rajca _____	John Rajca _____	John Rajca _____
Douglas Stobo _____	Douglas Stobo _____	Douglas Stobo _____	Douglas Stobo _____
Christy Wilt _____	Christy Wilt _____	Christy Wilt _____	Christy Wilt _____
Christian Rhodes _____	Christian Rhodes _____	Christian Rhodes _____	Christian Rhodes _____

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Date

**TOWN OF ARIETTA**

At a regular meeting of the Arietta Town Board at the Piseco Common School, 1722 State Route 8 in the Town of Arietta, Hamilton County, New York on:

August 19, 2024, at 5:00 pm

Resolution # 24-08-40

Subject: **Transfer of Funds**

Resolution Offered By: \_\_\_\_\_

**WHEREAS:** the Town of Arietta will give the Town Supervisor permission to make the following transfer of money:

**General Fund**

\$10,000.00 to #A0-1620-400, Municipal Building Contingent Expense  
from #A0-1990-400 Contingent Contractual Expense

**THEREFORE, LET IT BE RESOLVED:** that the Town Board, Town of Arietta does approve the above transfers of money.

Seconded by: \_\_\_\_\_ and put to a vote, which resulted as follows:

AYES:	NOES:	ABSTAIN	ABSENT:
Jacquelyn Grier _____	Jacquelyn Grier _____	Jacquelyn Grier _____	Jacquelyn Grier _____
John Rajca _____	John Rajca _____	John Rajca _____	John Rajca _____
Douglas Stobo _____	Douglas Stobo _____	Douglas Stobo _____	Douglas Stobo _____
Christy Wilt _____	Christy Wilt _____	Christy Wilt _____	Christy Wilt _____
Christian Rhodes _____	Christian Rhodes _____	Christian Rhodes _____	Christian Rhodes _____

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Date

**TOWN OF ARIETTA**

At a regular meeting of the Arietta Town Board at the Piseco Common School, 1722 State Route 8 in the Town of Arietta, Hamilton County, New York on:

August 19, 2024, at 5:00 pm

Resolution # 24-08-41

Subject: **Application for Funding from the Justice Court Assistance Program**

Resolution Offered By: \_\_\_\_\_

**WHEREAS:** the Town Court is requesting authorization from the Town Board to apply for funding from the Justice Court Assistance Program during the upcoming grant cycle. One required component of that application is a Resolution from the Town Board authorizing the Town Court to apply for this funding, and

**THEREFORE, LET IT BE RESOLVED:** the Board of the Town of Arietta authorizes the Town of Arietta Town Court to apply for a JCAP grant in the 2024-25 grant cycle up to \$30,000.00.

Seconded by: \_\_\_\_\_ and put to a vote, which resulted as follows:

AYES:	NOES:	ABSTAIN	ABSENT:
Jacquelyn Grier _____	Jacquelyn Grier _____	Jacquelyn Grier _____	Jacquelyn Grier _____
John Rajca _____	John Rajca _____	John Rajca _____	John Rajca _____
Douglas Stobo _____	Douglas Stobo _____	Douglas Stobo _____	Douglas Stobo _____
Christy Wilt _____	Christy Wilt _____	Christy Wilt _____	Christy Wilt _____
Christian Rhodes _____	Christian Rhodes _____	Christian Rhodes _____	Christian Rhodes _____

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Date

**TOWN OF ARIETTA**

*in*

HAMILTON COUNTY, NY

[toa@townofarietta.com](mailto:toa@townofarietta.com)

1722 State Route 8

PO Box 37

Piseco, NY 12139

TEL: (518) 548-3415 FAX: (518) 548-6203

**Short-Term Rental Registration  
(Registration Fee: \$50/Unit Registered)**

**Owner of Property:** \_\_\_\_\_

**Owner's Mailing Address:** \_\_\_\_\_  
\_\_\_\_\_

**Owner's Phone Number:** \_\_\_\_\_

**Local Contact:** \_\_\_\_\_

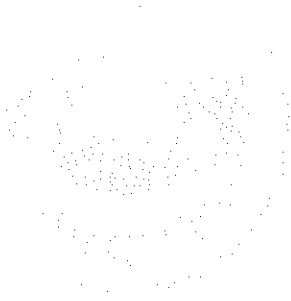
**Local Contact's Phone Number:** \_\_\_\_\_

**Physical Address of Short-Term Rental Property:**  
\_\_\_\_\_  
\_\_\_\_\_

**Maximum Occupancy of Building:** \_\_\_\_\_

**Please answer the following questions as Yes or No:**

- \_\_\_\_\_ 1. Are fire extinguishers available and up to date?
- \_\_\_\_\_ 2. Are smoke detectors present and up to date?
- \_\_\_\_\_ 3. Is there a carbon monoxide detector on each floor?
- \_\_\_\_\_ 4. Are there adequate exit routes in case of emergency?
- \_\_\_\_\_ 5. Is an escape plan posted? (Recommended if not obvious)
- \_\_\_\_\_ 6. Is the septic system in alignment with occupancy?
- \_\_\_\_\_ 7. If well water is available, has it been tested? (Encouraged and Recommended)
- \_\_\_\_\_ 8. Is there adequate parking for your guests?
- \_\_\_\_\_ 9. Is the address visible for emergency services?



## **TOWN OF ARIETTA**

*in*

**HAMILTON COUNTY, NY**

[toa@townofarietta.com](mailto:toa@townofarietta.com)

1722 State Route 8

PO Box 37

Piseco, NY 12139

TEL: (518) 548-3415 FAX: (518) 548-6203

## **NOTICE**

### **SHORT-TERM RENTAL REGISTRATION**

Owners of Short-Term Rentals within the Town of Arietta, NY,  
must now register on an annual basis.

Registration is from October 1<sup>st</sup> – October 31<sup>st</sup> each year.

The 2024-2025 registration fee is \$50.00/unit registered.

Registration forms can be downloaded from the town website,  
[townofarietta.com](http://townofarietta.com), or in person from the Town Office.

Completed registration(s) with the appropriate fee can be  
dropped off at or mailed to the Town Office.

Please call the Town Office if you have questions.

# WELCOME

## TO THE TOWN OF ARIETTA, NEW YORK

*As you enjoy your vacation, please keep your neighbors in mind by following our "good neighbor" rules.*

### **NOISE:**

*Please keep the noise down. Enjoy your peaceful stay and be mindful of your neighbors who are not on vacation. Any noise after 10PM and before 7AM should be contained within the rental unit and not heard by any neighbors. Remember: Noise travels over water!*

### **PETS:**

*If pets are allowed in your rental unit, you must promptly clean up after pets, prevent excessive and prolonged barking, and keep pets on a leash when not in an enclosed area.*

### **OCCUPANCY:**

*Respect the limits on occupancy and visitors at your rental. Overnight guests shall not exceed the property's posted occupancy. Gatherings above occupancy level are subject to host approval.*

### **PARKING:**

*Park in the designated areas on your rental property. Do not park on roadways.*

### **TRASH:**

*Place all trash and recycling in the designated containers stored indoors in order to prevent issues with wildlife. Pet waste bags and cigarette butts should be placed in a trash bag before placing them in a trash receptacle. For garbage and recycling information, please refer to the Town of Arietta Recycling, Trash and Garbage Pickup flyer for the current year.*

Local Host Contact Number: \_\_\_\_\_

Owner Contact Number: \_\_\_\_\_

Address of Rental Property: \_\_\_\_\_

**Emergencies: Dial 911**

**Sheriff Non-Emergency Contact: 518-548-3113**



**TOWN OF ARIETTA**  
**Local Law No. 1 of 2024**  
**Short-Term Rental Regulations**

Be it enacted by the Town of Arietta Town Board, on August 19, 2024, as follows:

**Section 1 – Purpose:** Short Term Rentals (STRs) have become commonplace in the Town of Arietta, and regulations to protect the safety of guests and community currently do not exist. The following local law imposes mandatory regulations on all Town of Arietta property owners that desire to rent their property on a short-term basis.

**Section 2 – Authority:** This local law is enacted pursuant to the provisions of the Municipal Home Rule Law and the Town Law of the State of New York.

**Section 3 – Definition:** A Short-Term Rental is any dwelling unit which is rented or leased for a period of less than thirty (30) days. Motels, hotels, and other dwellings already regulated by the New York State Department of Health are not included in this group.

**Section 4 – Definitions and Application:** Definitions and Application, as used in this local law, are analogous to and the same as it appears in the Property Maintenance Code of New York State.

**Section 5 – Authorization:** The Town of Arietta Town Board authorizes the Code Enforcement Officer to register Short-Term Rental Units according to the provisions of this local law. Applications to register shall be processed under the procedures set forth in this law.

**Section 6 – Application:** All property owners desiring to rent on a short-term basis must comply with the regulations of this local law. However, nothing in this law shall alter or supersede any regulations or requirements of the Town of Arietta Zoning Ordinance, County of Hamilton, or State or Federal regulations or requirements.

**Section 7 – Fee:** A nonrefundable fee, set by the Town of Arietta Town Board on an annual basis, shall be submitted with each new registration or annual renewal.

**Section 8 – Registration:** Registration shall be completed between October 1 and October 31 each year.

**Section 9 – Failure to Register:** Failure to register or re-register by October 31 of each year will result in an additional twenty-five dollars (\$25) fee per month.

**Section 10 – Application Forms:** Applications for registering a Short-Term Rental shall be available at the Town of Arietta Office during office hours or on the Town of Arietta website. Applicants shall file a separate form for each dwelling they own. The form will request

information concerning: contact information, fire and safety compliance, parking, occupancy, water, and septic.

**Section 11 – Issuance:** Upon receipt of the application and fee, the Town of Arietta Code Enforcement Officer shall issue the property owner a registration valid for one year. The Code Enforcement Officer has thirty (30) days to determine if additional information is required or if the building needs to be inspected. Failure to act within thirty (30) days shall constitute an approval.

**Section 12 – Renewal Permits:** The applicant will provide the Town of Arietta with any changes prior to a new year’s registration being issued. The applicant will be notified within thirty (30) days if additional information is required.

**Section 13 – Permitted Time:** Registration will be yearly and be in effect for one (1) year, October 1 - September 30 of the following year.

**Section 14 – Inspections:** Each unit may be inspected by the Town Code Enforcement Officer if a concern is noted in the application or a written complaint is received. The complaint must have an identifiable complainant and be specific in violation concerns.

**Section 15 – Notification:** All applicants must notify, in writing, all property owners within a 200-foot radius of the rental unit. Such notification must include the name and phone number of the property owner and/or property manager should problems arise.

**Section 16 – Good Neighbor Rules:** All applicants will be required to post, in a conspicuous location, the Good Neighbor Poster which will be provided by the Town of Arietta to provide guests information on noise, pets, parking, occupancy, trash, emergency contacts, and address of property in case of emergency.

**Section 17 – Purpose:** The registration of a Short-Term Rental Property is for the purpose of information gathering for the Town’s Code Enforcement Office, to address nuisance conditions, and ensure adherence to local building codes. It is not an endorsement or approval of the residence’s safety or suitability as a rental property.