

TOWN OF ARIETTA
August 19, 2024
Regular Town Board Meeting

Supervisor Rhodes opened the meeting at 5:00 pm with the Pledge of Allegiance to the Flag.

Roll Call:

Jacqui Grier present
Douglas Stobo present
Jonny Rajca present
Christy Wilt present
Chris Rhodes present
Craig Small- Superintendent of Highways-present
Mel LaScola- Codes and Zoning- present
William Hotaling-absent

OTHERS PRESENT:

Kevin Kennedy
Steve Woerhle

Supervisor Rhodes opened the Public Hearing regarding the Local Law#1 of 2024 Short-Term Rental Regulations.

Supervisor Rhodes asked for a motion to accept the minutes from August 5, 2024, as presented. The motion was offered by Johnny Rajca and seconded by Doug Stobo. All members were in favor. Motion passed.

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)

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: Christy Wilt

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: Johnny Rajca and put to a vote, which resulted as follows:

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

Laura Morehouse

Town Clerk

August 19, 2024

Date

COMMITTEE REPORTS:

SNOWMOBILE TRAILS:

Jacqui Grier reported that the Snowmobile Club is willing to help the town clean up the trails. Craig will let them know when the town starts working on the trails.

TOWNS BUILDINGS /GROUNDS: Doug Stobo reported that there have been rentals of the Community Hall and he inspected the hall after and the hall was left clean. Supervisor Rhodes stated he had a name and contact information for someone who could clean the community hall. He suggested they have it done in the spring. Doug will contact this person.

RECREATION/WEBSITE/CAMPSITE: Christy Wilt stated that this Saturday is the celebration of the Northville-Lake Placid Trail's 100th Anniversary. There will be the Lions Club Fly-In at the Piseco Airport, on Saturday morning. Christy got a \$5000.00 grant for the Oxbow Lake Motel to help make up revenue lost when the storm damaged the building. This was through the Industrial Development Agency.

LAKE/DAM/CEMETERY: Johnny Rajca stated that the Higgins Bay Cemetery looks very nice.

FINANCE/AIRPORT/INTERNAL MANAGEMENT/INSURANCE:

Supervisor Chris Rhodes stated that Larry Smith had asked him when the fiber phone lines will be installed in Lower Arietta At this time there is no date set. The regional planning board is working on this the money for the project is held up.

Chris has been posting the lake levels, which are dropping, after it reaches the desired level, the boards can be put back in the dam.

The NYS Department of Transportation inspection of the Airport is scheduled for August 22, 2024, with alternate dates are August 23-26.

*The resolution 24-08-41 is giving the Town Board authorization to apply for funding from the Justice Court Assistance Program during the upcoming grant cycle. Possibly to be used for air conditioning in the courtroom.

Chris led a discussion on the price of a new fuel pump versus repairing it. He and Craig have been researching the best and most economical way to resolve the pump issue. Chris explained the Airport Apron project design will be started next year 2025 and work to begin in 2026.

Discussion followed regarding an easement agreement for the clearing of the airport approach coming in from the west.

HIGHWAY SUPERINTENDENT REPORT:

Craig Small reported that the crew has resumed ditching on town roads. Craig stated that National Grid had contacted him regarding setting up a storage area on Rt.10. This would be for supplies needed if there were more storms with damage. This would reduce the repair time if the supplies were in this area. Supervisor Rhodes asked for a motion to allow Craig to arrange this with National Grid. The motion was made by Doug Stobo and seconded by Christy Wilt.

All members were in favor. This motion was passed contingent on National Grid having the necessary insurance. Craig has gotten safety equipment through PERMA for all the employees plus safety cones etc.

CODES and ZONING: Mel LaScola reported that at the Planning Board meeting there was a discussion regarding the sign code issue. No decisions were made and it was tabled until later. Mel stated that Brad Parslow will be meeting with him weekly to go over updates.

OLD BUSINESS: The fuel pump at the airport has already been addressed by the Supervisor.

NEW BUSINESS: Supervisor Rhodes was approached by Larry Smith inquiring about establishing a boat launch on the West Branch of the Sacandaga River. A discussion on this brought no decision. Johnny Rajca will call DEC and DOT to see what a project like this would entail.

Supervisor Rhodes asked for a motion to accept the bills as presented. Christy Wilt made the motion and Doug Stobo seconded. All were in favor. Motion passed.

PUBLIC COMMENT:

Kevin Kennedy stated that the call time for the ambulance from Speculator to Piseco was 12-15 minutes. He asked Craig what size the brush had to be for the brush dump. He stated there are more trees to be taken down in Half Moon Beach due to the storm damage. National Grid has been at the park.

THE PUBLIC HEARING was closed at 5:30 pm

Below is the proposed law, and forms for the Short-Term Rental in Arietta.

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.

TOWN OF ARIETTA

in

HAMILTON COUNTY, NY

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 1st – October 31st each year.

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

Registration forms can be downloaded from the town website, 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 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

OF ARIETTA

in

HAMILTON COUNTY, NY

toa@townofarietta.com

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PO Box 37

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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?
- _____ 10. Are railings present on staircases and decks as required by NYS Building Code Safety Requirements?
 (Note: Current NYS Building Code regarding railing requirements:
 - Railings are required on decks when the distance from the deck surface to the finished grade is greater than 30"
 - Railings are required on steps or stairs when more than three rises are involved in a stairway section.)

Approved registration does not constitute a warranty by the Town of Arietta that the premises are suitable for commercial purposes, and property owners are responsible for adhering to the requirements of New York State Code Regulations as well as any third-party Short-Term Rental Provider in ensuring that units are appropriately maintained in the condition required for said purpose.

Signature of Applicant

Date of Application

<u>For Office Use Only</u>	
Date Received: _____	Initials of Town Rep. Accepting Application:

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: Johnny Rajca

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: Doug Stobo

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: Johnny Rajca and put to a vote, which resulted as follows:

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

Laura Morehouse August 19,2024
Town Clerk Date

The next regular meeting will be Tuesday, September 3, 2024 due to the Labor Day holiday. It will be held at the Piseco School at 5:00 pm

Supervisor Rhodes asked for a motion to adjourn. The motion was made by Jacqui Grier and seconded by Johnny Rajca; the meeting adjourned at 5:37 pm

Respectfully submitted,

Laura Morehouse-Town Clerk