

Town Board Minutes
April 9, 2024
Local Law 2/24 Short Term Rental Law

The monthly town board meeting held on April 9, 2024 at 56 Geneva St. Dresden New York was called to order by Supervisor Peter Martini at 7:30PM.

Present: Supervisor Pete Martini, Council; Colby Petersen Grant Downs, Bruce Henderson, Kathleen McGrath

Others present: George Dowse, George & Rosa Thompson, Vanessa Goff, John Russell, Tom Boccacci, Nancy Saver, Greg Comer, Finger Lakes Properties

Mr. Martini led the pledge of allegiance.

Mr. Martini stated the public hearing of the Local Law entitled Short Term Rental Law is tabled for minor edits and will be presented for May meeting.

Abstract of vouchers - Mr. Martini presented the abstracts. Motion by Mr. Downs, 2nd Mrs. McGrath, the bills on the General A & B Accounts in the amount of \$ 21,672.15 be paid, carried by all.

Motion by Mr. Petersen, 2nd Mrs. McGrath, the bills on the Highway DA & DB Accounts in the amount of \$ 11080.42 be paid, carried.

Motion by Mr. Downs, 2nd Mrs. Henderson, the bills on the Water District 1 in the amount of \$ 3208.00 carried.

Motion by Mr. Petersen, 2nd Mr. Henderson to pay the 2nd Installment of Fire Protection in the amount of \$ 35,591.67 be paid carried by all.

Klaus Martens appeared before the board to discuss an Irrigation District Plan. Greenidge Generation pumps over 60,000 Gallons per day, the Keuka Outlet flow is too low for a pumping station. He was contacted by an interested party regarding financing grants for a Irrigation District System. He has been in touch with Dr. Shaw, who is connected with the Erie Canal. Dr Shaw may be willing to assist with engineering of a manure & water injection irrigation perforated pipe system. Using the Greenidge return warm water for pumping upland to irrigation system not only

increase the volume of crops but also the farm land value. There is a consortium, of farmers applying for grants to finance planning and development.

As far as water storage facilities, ponds would be utilized. Motion by Mr. Downs 2nd Mr. Henderson to send a letter of support for this needed water supply to farmland, carried by all.

Justice Financial Audit: Council members Bruce Henderson and Kathleen McGrath offered a report on the Justice Audit on Judge Thompson's January 2023- December 2023 financial reports and records. Supervisor Martini offered the following resolution, 2nd by Mr. Downs,

WHEREAS, the Town of Torrey Town Board on March 12, 2024 did request that the Torrey Justice Financial Records for the Year 2023 be audited by Councilmembers Bruce Henderson and Kathleen McGrath and,

WHEREAS, an audit was performed on April 1, 2024 on the Town of Torrey Justice Financial Records for the year 2023, this audit took place in the Town Offices at 56 Geneva Street, Dresden, NY, and

THEREFOR BE IT RESOLVED, on April 9, 2024 the Town of Torrey Town Board did receive and approve the audit report on the Town of Torrey Justice Financial Records for the year 2023 as presented by Councilmembers Bruce Henderson and Kathleen McGrath, who's findings were that to the best of their knowledge, the Torrey Justice Financial Records for the year 2023 to be true and correct.

Roll Call Vote: Supervisor Martini- Aye Councilmen: Downs Aye, Martin - Aye Petersen - Aye Henderson - Aye (5 Ayes 0 Nays) carried

Mr. Martini presented the Code Software Maintenance Agreement from Williamson Law for signature.

Mr. Downs made the motion 2nd Mrs. McGrath authorizing the Supervisor to sign the agreement with Williamson Law Books for Code Software Yearly Maintenance, carried by all.

Greg Comer an ariel photographer presented an ariel photo of the Town buildings. Motion by Mr. Downs 2nd Mr. Henderson to purchase the framed photo for the meeting room walls, carried by all.

Discussion of Town Clean up for 2024. Supervisor set date June 5, 2024 8 am to 2pm in the rear town parking lot.

Town wide roadside clean up for service day will be April 4/20/24 9 am to Noon. Volunteers will meet at town buildings; Town will supply gloves and high visibility vest.

Highway Report Superintendent Tim Chambers reported the Railroad signs were all changed per DOT specs. Tree removal along roadside and cemetery. Moved all remaining blue water pipe to stone pile for storage. Greenidge loaned dolly to move the pipes. Painted the V plows, had 8 tires recapped for spares. Ricelli hauling from site on Long Point Road is completed, final road repair will be around April 15th. Ordered 40 tons salt to complete 2023 salt contract.

Code Report: Dwight James gave his Code report. Issued 14 permits for March. 18 Short term rental renewals for March. Has 2 Sub Division applications, 1 area Variance application, 4 building progress inspections, 2 meetings, 1 STR inspection. 274 miles traveled.

Assessor Report: Last day for informal meetings on assessment is April 11, 2024 Anyone desiring to contest their assessment through the grieving process, she will help with the applications starting May 2nd, 2024. Grievance Day has been rescheduled to May 30, 2024 from 4pm to 8 pm in the Town meeting room.

Supervisor opened the floor to comments on Short term Rental Law.

John Russell of Arrowhead Beach Rd inquired when layout of house need to be submitted to code, Dwight James stated when the STR next renewal.

Lindsay Bolton an agent of Finger Lakes Premier Property is concerned that the occupancy reduction causes issues. She has currently 45 rentals within the Town of Torrey she manages.

Question on renewals. Mr. James stated when the two year permit expires it may be renewed barring there are no issue of lapse or property sold.

When the new law goes into effect will it impact present permits.

Mr. James stated he will stagger the 2 year renewal process.

Parking and occupancy regulations are strictly enforced by FL Premier. She asked that the law limit parking not occupancy.

Ms Bolton has the formula for receptacles' she will send to the Code Officer.

Vanessa Goff has property on Perry Point Rd and Boston Rd. What determines the septic size, the number of occupants or the number of bedrooms.

Discussion on what is considered a bedroom.

How does Yates County determine STR for occupancy tax. Code Officer supplies list of rental permits issued.

How will the number of STR permits to be issued for the year be determined. Fee schedule will determine total number to be issued.

Patricia Bonacci Arrowhead Beach Rd has had many issues with short term rentals in neighborhood. Who does she contact regarding issues.

Ms. Bolton stated she is notified of property concerns and deals with the issues right away. The property rules and regulations are clearly spelled out in rental contract.

Question on neighbor notifications with managers contact information will relieve the law enforcement addressing these complaints.

Mr. James stated regarding the septic and occupancy if the property owners did self-certifying it would relieve the town of liability with inspection of property.

George Dowse, Chairman of the Planning Board will take the editing changes and incorporate them into the STR draft And send the final draft out to the board.

Supervisor tabled the Short-Term Rental Law public hearing for revisions to the law and will introduce the final draft at May meeting.

Brief discussion on election years, Mr. Downs explained New election bill A42826/S3505B.

Another note: the Supervisor, Town Clerk and Highway Superintendent would petition to change terms to 4 year.

Motion by Mr. Downs 2nd Mr. Petersen to adjourn at 9:50pm carried.

Respectfully submitted
Betty M Daggett