

Committee Attendance:

Edie Greenwood	Ed Downey	Debbie Middlebrook	Absent: John Midwood
John Crodelle	Dianne Engleke	Mimi Ramos	
Dale Culver	Bill Kish	Patti VandeBogart	

Guests: Kaitlin Lyle, Kathy Chow and Nick Leimbach

Chair Edie Greenwood opened the meeting asking for additional discussion or comments on the **“Protect the natural environment, ecosystems and open spaces in a resilient and sustainable way”** goal.

It was decided that the term net acreage should be defined in a description box.

The second goal discussed at the October meeting **“Recognize and support the Village of Millerton’s charming character, its role as a primary center for commerce, culture and social interaction in the Town, and a place where businesses are prosperous and meet the needs of both residents and visitors”** was opened for comment.

Bill: In the section incorporated from the 1994 Plan on Central Business Area Design Standards he asked that “stucco” be removed from “The use of natural wood, brick, stone or stucco materials” section.

Edie: We need to encourage businesses to think about handicap accessibility.

Nan: She will review her notes about ADA.

John Crodelle: New York State law requires handicap accessibility.

The committee moved on to discuss the goal **“Promote a variety of housing alternatives to meet the needs of all residents. Recognize and encourage the Village of Millerton and the areas immediately adjacent to it as the primary location for higher density residential development”**.

Edie: #3 – are there other types of accessory housing we should be talking about?

Nan: Suggested just keeping the first sentence.

Bill: How do you envision accessory housing?

Edie: It needs to encompass senior living.

Dale: Encouraging accessory housing is important for our area.

Ed: The senior ECHO accessory housing program in our zoning is tied to family relationships.

Nan: The audit of the zoning codes doesn’t include a definition of senior housing. #3 is meant more to address senior housing. Take out the sentence “Housing types that may be advantageous...” and add include accessory dwellings, two-family, multi-family, as well as nursing home/continuing care facilities.

Ed: The legislation that exists now includes accessory housing. The need was broad-based at the time of the last plan, it’s not any different today.

Mimi: In the real estate field, the hardest age group to find rentals for is under 30 years old with \$1,200 or less a month budget for rent.

Dale: We need to encourage more accessory uses. With our property values escalating, it’s harder to keep younger people here.

Nan: You could take #3 out and wrap it into #2 or it could be made a section d in #2.

The committee decided to wrap senior housing a section d under #2.

Edie: #4 – Tiny houses could be defined in an explanation box.

Bill: Would they have a different minimum lot size?

Nan: That’s a big policy decision.

Nan: Different communities treat tiny houses differently. A mobile home is a manufactured home and should have a HUD certification label; a modular home is manufactured but has no HUD certification.

Mimi: Maybe it’s a two-part process. Once we have a sewer....

Dale: If you put in a sewer, it changes the outlook.

Bill: Tiny houses can be great but where are they going to park? Will that create a zoning problem?

Debbie: Possibly we should allow tiny housing but not mobile homes.

Dale: How do you differentiate between a tiny house on wheels from a mobile home?

John Crodelle: Mobile homes are allowed on a farm for farm employees. In North East they are only allowed in mobile home parks.

Nan: Tiny houses do not have HUD certification; mobile homes are larger than tiny houses. Maybe #4 should be section e under #2.

The committee decided to follow Nan's suggestion of creating a section e under #2.

Debbie: Then it would be addressed under zoning.

John Crodelle asked Edie to give an overview of the Planning & Zoning Commission of Salisbury workshop she attended on the subject of short-term rentals.

Edie: Many audience members talked about their positive experiences and the benefits of additional income from short term rentals. There were complementary comments regarding the AirBnB platform that has a good reputation for rating both home owners and renters. Some other sites such as Booking.com do not have such a good reputation. There were concerns raised about absentee landlords and the length of time a rental should be allowed. There is a need to have an accountable person close by to deal with issues immediately.

Two approaches to regulate short term rentals are:

- Regulate them under the existing Bed and Breakfast rules.
- Draft a new zoning regulation specifically to address short term rentals.

The idea of creating a registry of short-term rental stock available was voiced. The registry would be tracked by the municipality.

Nan: People are concerned with neighborhood character when investors buy up properties, primarily for short term rentals.

Edie: You don't want to over legislate.

Dale: AirBnB can provides more opportunities.

Bill: We shouldn't be addressing it right now. This needs to be addressed by zoning laws.

Ed: We don't have provisions for AirBnBs in our current zoning. It is a land use issue dealing with competing interests.

Bill: Two things he is concerned with: nuisance –type problems and the impact on long-term rentals.

Edie: Dutchess County collects a small percentage from AirBnBs and the tax revenue is used to support the Dutchess County Tourism agency.

Nan: Suggested leaving #5 the way it is.

Dale: Thinks we should explore registration of short-term rentals.

John Crodelle: How is registration working?

Nan: There is always resistance; it's an education process. Penalties for violations would be handled by the code enforcement officer. When asked what registration fees are charged, Nan said there is no standard and they are all over the map.

Ed: There is a certain risk if you take it from an insurance perspective.

Nan: The Comprehensive Plan should give direction.

Edie: #6, inclusionary zoning to provide more affordable housing in major subdivisions, does not seem to be an issue now but should be thought through. How is such housing administered?

Nan: It's administered through a variety of vehicles such as a housing trust or Habitat for Humanity.

Ed: How is price set?

Nan: It's based on the median income of families in the area. It's usually no more than 30% of income.

Edie: How do you decide who can live in an affordable unit?

Nan: Some communities required the owner to work locally.

Bill: #9 – Feels there aren't a lot of existing structures in North East/Millerton that could be repurposed for housing. Most of the old barns are too far gone to converted affordably. I hope I'm wrong, but I don't see "Rehabilitate existing structures" (unless they are dilapidated houses) as a solution to the housing shortage.

Edie: #10 – Residential housing trust.

Nan: It's a vehicle that may already exist. She will see if Dutchess County has one.

Edie: Asked for comments on the use of tax exemptions or incentives for first-time homebuyers or to promote affordable rentals.

Bill: There should be cost sharing with the state.

Dale: It's hard for us to do at a local level.

Nan: Doing tax exemptions is difficult.

Ed: Are there some regulations?

Nan: I will do some research.

Debbie: We're a poor village, we can't give tax exemptions.

Ed: With tax exemptions, the burden gets shifted. In the end, the total tax revenue budgeted needs to be raised.

John Crodelle: Suggested giving tax exemptions is to encourage people to join fire departments, etc.

Edie: #13 – would like definitions for acronyms and Nan agreed to include the entire agency name.

The next goal to be discussed: **“Provide for safe and efficient vehicular and pedestrian transportation networks, accessible and up-to-date communication technologies, and public utility services that support a vital economy and quality of life”.**

Edie: #3 – Should we implement the Pedestrian Plan? I personally disagree with the Century Blvd. schematics.

Debbie: Change “implement” to “consider.”

Nan: Use it as a guide to improve walkability.

Dale: #6 It depends on the use.

Nan: Change it to “minimize” curb cuts.

Bill: Consider “requiring” vs. “allowing.”

Nan: #7 – change “implementing” to “considering.”

Nan: #8 – Last sentence in boxed info to read “Improve efficiency and safety of Route 22/44 to Route 199 intersection. Work with NYS DOT to evaluate options for this intersection.”

Edie: #9 – Do we need “tremendous?” Suggested taking it out.

Edie: #10a – Is Planned Pedestrian Connection talking about sidewalks?

Nan: Not necessarily, it could be pathways and the rail trail.

Edie: #10e – Change four-leg to four-way. What ride sharing do you find in rural communities?

Nan: An excellent one to add.

Edie: #11 – does the Pedestrian Plan address #12?

Debbie: No, we're limited on parking.

Mimi: Salisbury Bank parking lot could be used after bank hours.

Bill: #14 – these are addressed in the Greenway Guide. Add “Follow Greenway Guide recommendations.”

Bill #18 – take out light pole height and adopt International Sky Standards.

Public Comment

Nick Leimbach of Connecticut spoke about the need for bike paths. He understood there was not enough room to go down Main Street but suggested there be signs to show bikers ways to get through the center of Millerton from CT. His second point was the high cost of taxes. He had looked to purchase a four-unit apartment building in the village but realized that with financing and taxes he could not cover costs and be able to offer rental units at affordable prices. Kathy Chow spoke about the Dutchess County Tourism strategic study that is currently being conducted. The four topics of the study that Kathy thought were relevant to Millerton were:

1. Communications – e.g. Wi-Fi spots
2. Product development - accommodations, glamping, meeting spaces
3. Workforce - do marketing to attract talent. Dutchess Comm College has a new hospitality training program
4. Mobility & Access - Metro-North, Rentals - bike, auto

Meeting was adjourned at 6:10PM.

The next meeting will be December 17 at 4PM at The Annex.