

Town of St. Armand  
Special Board Meeting – Short Term Rentals  
Wednesday, January 18, 2023  
5:30 pm

*These Special Board Meeting Minutes were approved by the St. Armand Town Board on February 22, 2023.*

A Special Board Meeting of the Town of St. Armand was held on the above date and time via webinar and in person at the Town Hall, Bloomingdale, NY. The Meeting was advertised and made available to the public.

**BOARD MEMBERS PRESENT:**

Town Supervisor Davina Winemiller, Deputy Supervisor Karl Law, Councilperson Donald Amell, Councilperson Stephanie Mikesell and Councilperson Sheridan Swinyer were all in attendance.

*A quorum of the Board was in attendance.*

**TOWN EMPLOYEES PRESENT:** Tax Collector Nancy Heath and Town Clerk Barbara Darrah.

**GUESTS FROM THE COMMUNITY:** Brian Butler, Josh Colby, Chris Daly, Sandy Hayes, Aaron Marbone, Judy Odell, Justin Smith, Bruce Thompson, and four unidentified callers (on line).

Supervisor Davina Winemiller called the meeting to order at 5:30 pm and asked all to join in the Pledge of Allegiance.

Supervisor Winemiller began the discussion on Short Term Rentals, explaining that there is no zoning in the Town of St. Armand, therefore there has to be a Local Law with rules and regulations on short term rentals to be enforceable. She talked about a few simple rules. She explained the first rule would be to have the Town's Code Enforcement Officer complete a safety inspection of properties that are currently considered short term rentals to ensure that you and your tenants are protected. Then a new Certificate of Occupancy would be issued. Our job is to protect the home owners and the tenants.

The second thing is everyone who has a short term rental needs to register with the County. Winemiller continued that there is a local law in Essex County stating that every short term rental is required to be registered with Essex County. If the rental is not registered with Essex County, fines could be imposed. It would be required to be registered with the Town of St. Armand if we go forward with this.

The Town's expectations are that the owner needs to have a local contact person if problems or an emergency arises so that the Town has someone to contact. Also that the short term rental would be required to register with the Town. Winemiller stated the Town Board's intention with a Local Law is not to force any limits or limit the locations where short term rentals can be, but rather to help the residents and ensure safety issues are addressed.

Winemiller continued that Air B&B collects and remits the Occupancy tax, which goes back to the County. Air B&B does not regulate the Bed tax. That is up to the owners, caretakers and the County to monitor. Discussion ensued.

Winemiller posed the difference between Short Term inspections and Long Term inspections. She explained that the Code Enforcement Officer inspects Long Term rentals every 3 years. Commercial rentals are conducted annually. She reiterated the Town has to have something in place. As the short term rentals increase, complaints will increase and safety issues will increase.

Judy Odell asked if a limit on parking would be addressed, such as the number of cars allowed or where to park so that vehicles are off the road. She stated that is a safety issue. Winemiller stated they had not considered parking issues. Karl Law reported that typically parking is addressed on the Air B&B website. Winemiller thanked Judy for bringing that point up, and it will be addressed in the points. This point was disputed by a meeting attendee. Discussion ensued as to whose responsibility it was to check with the Towns to see if there were any restrictions or moratoriums for short term rentals.

Sandy Hayes: Why would the Code Enforcement Officer inspect short term rentals and not long term rentals?

Rodger Tompkins, CEO, responded that it was determined by New York State that all rentals should be inspected every three years, not short term every year as previously stated. Supervisor Winemiller stated there is a SWIS code for properties that shows what buildings are multi-family and she and Rodger have been reviewing the list. Discussion ensued regarding the different property owners and therefore different objectives in renting their properties. Winemiller reported that there is a lot of room in the hamlet of Bloomingdale in particular there is a lot of room for subdivision and building, but the Town of St. Armand is 82% State land. There are big open tracts of land not available for expansion.

**COMMENTS, QUESTIONS, OR SUGGESTIONS**

Nancy Heath commented some house sales have gone astronomical and people are paying way more than the assessed values. She fears that the buyers are going to make it impossible for our children to buy homes in our own neighborhood.

Judy Odell asked how many short term rentals are in the Town of St. Armand and how many are in the 12983 area code? Winemiller reported there are 12 Short Term Rentals, with 8 being in the 12983 area code.

Winemiller continued that there will also need to be consequences for rentals that do not register with the Town; for example, if it is a fee for failure to register, a scale will need to be hashed out. Once the short term rental owners register with the County, the Town that the rental is in is notified.

Supervisor Winemiller stated we could meet once a year to look at short term rentals. Others suggested that if there starts to be a lot of complaints and apparent problems, there may need to be a meeting held sooner.

Supervisor Winemiller recapped the steps going forward stating a Local Law for Short Term Rentals will be drafted to include the rules and regulations, fees, and points discussed at this meeting, along with a registration form and fee schedule. Then a Public Hearing will be held to introduce the law and allow for more discussion and fine tuning.

#### MOTION TO ADJOURN REGULAR BOARD MEETING

Deputy Supervisor Karl Law made the Motion to adjourn the Special Board Meeting. The Motion was seconded by Councilperson Sheridan Swinyer. The Special Board Meeting adjourned at 6:28 pm.

I, Barbara J. Darrah, Town Clerk for the Town of St. Armand, do hereby certify that the above is a true and correct transcript of the Regular Board Meeting minutes held on the above-referenced date.

Dated: January 18, 2023

---

Barbara J. Darrah  
St. Armand Town Clerk