

MINUTES OF THE MAY 4, 2017 MEETING OF THE TOWN BOARD OF THE TOWN OF POUND RIDGE HELD AT THE TOWN HOUSE, 179 WESTCHESTER AVENUE, POUND RIDGE, N.Y., COMMENCING AT 8:00 P.M.

PRESENT: SUPERVISOR RICHARD LYMAN; COUNCIL MEMBERS:
DANIEL PASCHKES, BONNIE SCHWARTZ, JODY SULLIVAN AND
DAVID DOW

ALSO PRESENT: TOWN CLERK, JOANNE PACE
TOWN ATTORNEY, WILLIAM P. HARRINGTON
DEPUTY SUPERVISOR, JONATHAN POWERS

CALL TO ORDER: Supervisor Lyman called the meeting to order at 8:00 p.m.

CALL FOR EXECUTIVE SESSION:

Board Action: Motion by Councilwoman Schwartz, seconded by Councilman Paschkes, all voting aye to hold an Executive Session immediately following the Town Board meeting for a personnel matter.

ANNOUNCEMENTS: None

CALL FOR WORK SESSION: None

MINUTES: Acknowledge/correct/accept minutes of the Town Board meeting held on April 13, 2017

Board Action: Motion by Councilwoman Schwartz, seconded by Councilwoman Sullivan, all voting aye on the following:

RESOLVED, that the Town Board hereby accepts the minutes of the Town Board meeting minutes of April 13, 2017.

OLD BUSINESS: None

NEW BUSINESS:

- **Discuss Airbnb**

Chief David Ryan brought to the attention of Supervisor Lyman that there had been an incident in Town at a residence that was serving as a bed and breakfast. The Supervisor, Chief and Building Inspector had no idea that there were residences in Town advertising as an Airbnb and found out that there are actually 12 operating currently. Under the State Building Code, it is deemed to be single family use and we cannot disallow it in Town. A one-family dwelling can be converted for use as a bed and breakfast dwelling as long as it is owner-occupied. The maximum allowed in the State Building Code are five (5)

MINUTES OF THE MEETING OF THE TOWN BOARD
TOWN OF POUND RIDGE
POUND RIDGE, NY
May 4, 2017

rooms with occupancy of two (2) to a room allowing a total of ten (10) people at a single home residence. Our regulating it in a residential zone would be difficult to not permit it. There are special safety conditions that must be met if a dwelling is converted for use as a bed and breakfast as follows:

- Sleeping rooms cannot be higher than the second story
- A fire-safety notice shall be affixed to the occupied side of the entrance door for each bedroom for transient use
- Means of egress must include one of the following:
 1. Limited area sprinkler system
 2. Exterior stair
 3. An opening for emergency use with a portable escape ladder

Supervisor Lyman asked the Department of Health for their opinion on bed and breakfast dwellings in a single family residence and under their food service regulations, they said they would be exempt as long as they only serve breakfast. Lunch and dinner is not permitted. He also asked about water testing regulations because under the Westchester County Health Code, if you are renting out a house, you must provide the renter with a current copy of the well test. They opined that the requirement for a well water test would be for a long-term rental or for sales. For short terms, they would not require that.

Supervisor Lyman and Chief Ryan feel that the bed and breakfast residences should be registered, not regulated. There are advantages to registering them, particularly for OEM purposes or possibly criminal incidents. This would be a way of tracking how many people are actually residing in the residence. Currently, the Code Inspector has no authority to enter the residence for inspections. It was suggested that we draft a short document outlining that the bed and breakfast units be registered. Chief Ryan suggested putting in the option to register on-line to make it easier for the owners. They would register with the Town and the Police Department. Counsel Harrington will draft something simple for the Town Board to review and discuss at a later meeting.

- **Discuss County Wide Shared Services**

The Local Government Efficiency (LGe) Program provides technical and financial assistance to local governments for projects that achieve savings and improve municipal efficiency through shared services and municipal reorganization. Supervisor Lyman and Deputy Supervisor Jon Powers attended a presentation in New Paltz, NY by the Department of State on this new initiative the Governor is including in the 2018 State Budget designed to generate property tax savings by collaboration between local governments. There would be a Shared Services Panel in each county, chaired by the County Executive and the Mayors of each city or village and the Supervisors of the Towns to study and create a plan for shared services. They would identify, propose and

implement new actions to save taxpayers money through shared, coordinated and more efficient services between local governments within the county.

Supervisor Lyman explained that Fire Districts and Business improvement districts cannot be included in the shared services plan.

It was discussed that this may end up causing a tax increase for Pound Ridge to help another town save taxes. One municipality may save at the expense of another municipality. This is all about dissolution and consolidation.

Supervisor Lyman asked the Town Board members to think of any services that we could consolidate for him to present to the Panel. It was also mentioned that a Town may opt out of this altogether without penalty.

FINANCIAL MATTERS:

- **Recreation Department – authorization to refund deposit for Conant Hall**

RESOLUTION #: 77-17

Board Action: Motion by Councilwoman Schwartz, seconded by Councilman Paschkes, all voting aye on the following:

RESOLVED, that the Town Board hereby authorizes the refund of five hundred (\$500) dollars to the Pound Ridge Community Church, Pound Ridge, NY 10576 for use of Conant Hall on March 23, 2017 for the Playschool Art Show. The premises were inspected and found to be in acceptable condition.

ADJOURNMENT: There being no further business to come before the Board Supervisor Lyman adjourned the regular meeting at 8:50 p.m.

Joanne Pace
Dated at Pound Ridge, New York
May 5, 2017