

TV 2022-1
Zoning Amendment
Town of Varick

TO: Seneca County Planning Board
FROM: Seneca Co. Dept. of Planning & Community Development
DATE: March 8, 2022

This request for a zoning amendment is from the Town of Varick and requires review under Section 239 of the General Municipal Law because it is a proposed amendment to a zoning law.

GENERAL INFORMATION

Applicant: Town of Varick
4782 State Route 96
Romulus, NY 14541

Status of Applicant: Municipality

Requested Action: Zoning Amendment

Location: Town of Varick

SEQR: Type 1, Part 1 Full EAF submitted

ANALYSIS

The Town of Varick has submitted a proposed zoning amendment which would allow Short Term Rentals as allowed by Special Use Permit and Site Plan Review, in the Agricultural & Rural Residential, Hamlet Residential, Lakeshore Residential, and Conservation Districts. The intent of this is to be a "stop-gap" type of regulation until the Town can develop more comprehensive standards, but without imposing a moratorium.

Copy of the new section 311.23 with the Special Use Permit requirements is follows:

311.23 Short Term Vacation Rentals

Property owners and managers are responsible for meeting the following conditions:

- (A) Sufficient parking for the number of guests on the rental property must be Available on site. Parking by renters and guests on the street, private roads, neighboring driveways and yards is strictly prohibited.
- (B) Certification of a working septic system, if applicable, shall be provided by the applicant.

(C) Seneca County safety requirements must be met.

(D) Short-term rental owners must provide their neighbors, in writing, with contact information so that the owner or manager can be notified of, and remedy, problems with the property or renters. Property owners are responsible for renter compliance.

(E) Any use that is obnoxious or offensive or creates a nuisance to the occupants and visitors of adjacent buildings or premises by reason of noise, odor, or smoke is prohibited.

(F) Noise at the property line needs to comply with the Noise Ordinance.

(G) Pet owners must comply with the Dog Ordinance, as well as the following:

a. Dogs must not leave the property of the STR; they should be leashed if being walked in the community.

b. Domestic pets, including dogs, should not be left alone for extended periods of time, especially if they bark or are destructive.

c. Dogs that bark more than a minimum amount are not a good fit to leave in a short-term rental.

(H) There shall be no open fires between 11 pm and 7 am. All fires must be attended, and should not be smoky or smoldering.

(I) Renters may not use the property for any commercial uses, monetary gain, or any large event.

(J) These renter expectations must be posted in each short-term rental property.

A property owner may not have more than two short-term rental permits, directly or indirectly.

Note: All Special Uses require Site Plan Review.

RECOMMENDATION

The Seneca County Department of Planning and Community Development advises the Seneca County Planning Board to recommend that the request of the Town of Varick for a zoning amendment be approved.

DOCUMENTS AVAILABLE

Draft of Zoning Amendment
Part 1 Full EAF

WHEREAS, the request of the Town of Varick for a zoning amendment was forwarded for review under Section 239 of the General Municipal Law because it is a zoning amendment, and

WHEREAS, the Seneca County Department of Planning and Community Development did review said request and prepared a report dated March 8, 2022, and

WHEREAS, the Seneca County Planning Board did meet on March 10, 2022, to consider this request, the report of the Seneca County Department of Planning and Community Development, and other pertinent information, be it therefore

RESOLVED, that the Seneca County Planning Board recommends that this request be approved, and be it

FURTHER RESOLVED, that the Seneca County Department of Planning and Community Development be directed to forward word of this action to the Town of Varick.

Motion _____
Second _____
Ayes _____
Nays _____
Abstain _____

Amanda Forney, Secretary