

VILLAGE OF ROUND LAKE
ZONING BOARD OF APPEALS

Daniel Shapiro (DS), Chair
Alexandria Cestaro (AC), Recording Secretary
Dan Curtis (DC), Member
Maya McDonough (MMD), Member - Absent
Mark Marion (MM), Member
Laurie Naranch (LN), Member - Via Telecom

Peter Sheridan, CEO

MINUTES - Meeting 6/7/21

Daniel Shapiro called the meeting to order at 1836. All members present except Maya McDonough.

Application: Special Use Permit for Short-Term Rental of 11 Ames Avenue owned by Vince Lorenzo.

Noelle M. Long, Esq. was presenting for Capital District Ventures, LLC - Quick Response Restoration. The property was purchased with the intent to be an Air BnB prior to Local Law #2 of 2021 being put into affect.

A short-term rental is a building where the primary owner resides in the building more than 6 months of the year. Otherwise, it is considered a hotel and is subject to different laws. The ZBA can approve a special use permit for a residence to become a short-term rental.

There is a period of 18 months following enactment of the Local Law #2 of 2021 where the Village Board can waive the requirements for the 6 month living condition to be considered a short-term rental. However, there is a “sunset” on the waiver of ~2 years, as the intent of the waiver is to allow the owner to recoup some of their investment.

DC motions to reject the application as currently submitted based on the fact that the property owner does not currently reside and has not resided in 11 Ames Avenue for the 6 month requirement to be considered a short-term rental property.

MM seconded.

Approved - Unanimous by all members present.

Administration: Approve past meeting minutes.

10/30/18 Minutes: 12 Whitfield Ave. - L. Santy

Changes were made to the layout of the minutes as discussed at the 4/8/21 meeting. Consensus that the changes reflect what was previously approved at the 4/8/21 meeting was obtained by all members present.

4/8/21 Minutes: Approval for Multiple Drafted Minutes (9/27/18, 10/30/18, and 3/25/21)

DS motioned for approval.
DC seconded.
Approved by all members present.

DC motioned to adjourn.
MM seconded.
Approved by all members present.

Meeting Adjourned @ 1907.