Town of Yates May Board Meeting
8 S. Main St., Lyndonville, NY 14098
June 11, 2026, 7:00PM

Present: Jim Simon, Supervisor
Susan Hrovat, Councilman
Harold Suhr, Councilman
Steve Vann, Councilman
William Jurinich, Councilman
Michele Harling, Town Clerk
Justin Edwards, Deputy Highway Superintendent

Excused: Roger Wolfe, Highway Superintendent
David Reese, Code Enforcement Officer
Trisha Laszewski, Town Assessor

Others: Justin Edwards Bob DeMallie Georgette Stockman
Paul Lauricella

Supervisor Simon called the June Board Meeting to order at 7:00PM.

PLEDGE OF ALLEGIANCE

SUPERVISOR REMARKS

Supervisor Simon said that there will be an Executive Session at the end of this meeting. It will be for confidential personnel matters. We'll make sure we've conducted all of our business and entertained privilege of the floor, and then we'll break at the end of the meeting for an Executive Session.

CORRESPONDENCE

No correspondence.

PRIVILEGE OF THE FLOOR ON AGENDA ITEMS ONLY

No comments.

RESOLUTION NO. 55-6/26

RESOLUTION TO APPROVE MINUTES OF THE REGULAR MAY TOWN BOARD MEETING

RESOLVED, to approve the minutes of the May 14, 2026 regular Board Meeting as presented to each Board Member.

Offered by Councilman Hrovat, who moved its adoption
Seconded by Councilman Jurinich

5 Ayes 0 Nays

Motion: Carries

RESOLUTION NO. 56-6/26

RESOLUTION TO APPROVE MINUTES OF DECEMBER YEAR-END MEETING

RESOLVED, to approve the minutes of the December 29, 2025 Year-End as presented to each Board Member.

Offered by Councilman Vann, who moved its adoption
Seconded by Councilman Suhr

3 Ayes 0 Nays 2 Abstain (Jurinich and Hrovat)

Motion: Carried

RESOLUTION NO. 57-6/26

RESOLUTION TO REPEAL THE TOWN OF YATES SHORT-TERM RENTAL LAW AND INTRODUCE LOCAL LAW NO. 2 OF 2026, A LOCAL LAW REPEALING AND REPLACING THE TOWN OF YATES SHORT-TERM RENTAL LAW

BE IT ENACTED by the Town Board of the Town of Yates, County of Orleans, State of New York, as follows:

SECTION 1.

LEGISLATIVE INTENT

The Town Board finds that short-term rentals provide economic, tourism, and property rights benefits to the Town and its residents. The Town Board further finds that basic health, safety, occupancy, and emergency requirements are appropriate to protect guests, neighboring property owners, and the public.

The Town Board further finds that short-term rentals are a residential use of property and that regulation of such uses should be administrative in nature rather than discretionary. Accordingly, the purpose of this Local Law is to establish a registration and permitting process administered by the Code Enforcement Officer and to recognize and protect lawfully existing short-term rentals.

SECTION 2.

REPEAL OF PRIOR LOCAL LAW

Any previously adopted Local Law establishing Section 240-96, "Short-Term Rental (STR)," including all provisions requiring special use permits, Planning Board review, or site plan approval for short-term rentals, is hereby repealed in its entirety.

SECTION 3.

AMENDMENT OF SECTION 230 DEFINITIONS

The definition of SHORT-TERM RENTAL shall read as follows:

SHORT-TERM RENTAL (STR)

A dwelling unit or portion thereof that may or may not be occupied by the owner of record or the owner's immediate family and that is offered or provided to a guest for compensation for a period of less than thirty (30) consecutive nights.

The terms "overnight rental," "nightly rental," and "vacation rental" shall be considered synonymous with short-term rental.

This definition shall not include hotels, motels, bed and breakfast establishments, rooming houses, boarding houses, or other uses otherwise specifically regulated by the Town Code.

SECTION 4.

SHORT-TERM RENTAL PERMITS

A. Applicability

1. Short-term rentals shall be permitted in the following zoning districts:
   a. Agricultural/Residential (AR)
   b. Hamlet (H)
   c. Residential (R)
   d. General Business (GB)
   e. Waterfront Development (WD)
   f. Waterfront Residential (WR)

2. Short-term rentals shall not require a special use permit, site plan approval, or Planning Board approval.

3. Short-term rentals shall require a Short-Term Rental Permit issued by the Code Enforcement Officer pursuant to this section.

B. Grandfathering of Existing Short-Term Rentals

1. Any short-term rental lawfully operating on the effective date of this Local Law shall be deemed a lawful preexisting short-term rental use.

2. Existing short-term rentals shall apply for a Short-Term Rental Permit within twelve (12) months of the effective date of this Local Law

3. Failure to register within twelve (12) months shall terminate lawful preexisting use status and may subject the owner to enforcement of the permit requirements of this section.

C. Permit Application

The applicant shall submit:
1. A completed application on forms provided by the Town.
2. The name, address, telephone number, and email address of the property owner.
3. A local emergency contact available twenty-four (24) hours per day.

D. Health and Safety Requirements

1. The structure shall comply with the New York State Uniform Fire Prevention and Building Code.

2. Each rental unit shall maintain:
   a. Working smoke detectors;
   b. Working carbon monoxide detectors;
   c. At least one operable fire extinguisher.

3. Emergency exit information shall be posted within the rental unit.

4. The owner shall maintain the premises in a safe and sanitary condition.

E. Permit Review

1. The Code Enforcement Officer shall inspect the property or otherwise verify compliance with this section.

2. The Code Enforcement Officer shall issue the permit upon determining that the applicant has submitted the required materials and that the property complies with the objective requirements of this section.

3. Any denial shall be in writing and shall identify the specific code provision not satisfied.

F. Permit Term

1. A Short-Term Rental Permit shall be valid for five (5) years.

2. Renewal shall be administrative in nature and shall be granted upon demonstration of continued compliance with this section.

G. Transferability

A permit shall run with the property and shall remain valid upon transfer of ownership until expiration, provided the use continues in compliance with this section.

H. Enforcement

Violations shall be governed by Article I, General Provisions, including Sections 240-7 & 240-8.

SECTION 5.

SEVERABILITY

If any clause, sentence, paragraph, subdivision, section, or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

SECTION 6.

EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the Secretary of State pursuant to Municipal Home Rule Law.

RESOLVED, to repeal Local Law #1 of 2026, and be it further

RESOLVED, that Local Law #2 of 2026 be sent to the Orleans County Planning Board for review, and be it further

RESOLVED, that a public hearing regarding Local Law #2 of 2026 will be held Monday, July 6th, 5:30pm, at the Yates Town Hall.

Offered by Councilman Hrovat, who moved its adoption
Seconded by Councilman Vann

Supervisor Simon said this is a Local Law that we're repealing and replacing. We had just passed this but found some things that needed to be adjusted, and we did so. In order to make those changes, we have to repeal the one we already approved and then introduce a new one with the changes. Keep in mind that this will go to the County Planning Board and this will be up for a public hearing. You can check on the items that have changed once it gets posted. We tweaked the grandfather clause. We made it clearer that the Code Enforcement Officer has to receive the application for the permit. The permit is just a permit and not a Special Use Permit. This is a summary of the changes. In order to make those changes, we had to go ahead and do this. The

public hearing will be July 6th, which is the Monday after the 4th of July weekend at 5:30pm, and will kick off our Workshop. We'll start with that public hearing. That would allow us to take that feedback and the feedback from the County and compose the second law, which will be the finalized version, into force if it is approved at our July meeting.

Councilman Jurinich said the Code Enforcement Officer issues the permit, if allowed, and applicants won't have to go through the Planning Board.

Supervisor Simon said correct. It'd be unusual for the Planning Board to have to review it; that's the way it was described by Andrew Meier, our Town Attorney. If something is questionable in terms of the core requirements like smoke detectors, fire extinguishers, exits, etc… then it could be reviewed by them, but not routinely.

5 Ayes 0 Nays

Motion: Carried

RESOLUTION NO. 58-6/26

RESOLUTION TO PAY BILLS

WHEREAS, bills have been reviewed by the Town Board, be it

RESOLVED to pay bills as follows:

Fund A (General – Townwide)	$ 40,333.12
Fund B (General – Outside Village)	$ 2,955.18
Fund DA (Highway – Townwide)	$ 6,875.42
Fund DB (Highway – Outside Village)	$ 11,776.16
Water 4-	$ 37,785.80
Water 2-	$ 250.06
Youth-	$
Fire-	$
TOTAL	$ 99,975.74

Offered by Councilman Suhr, who moved its adoption
Seconded by Councilman Jurinich

5 Ayes 0 Nays

Motion: Carried

PRIVILEGE OF THE FLOOR

Georgette Stockman, Town of Yates, said I'm someone who has property on the lakeshore and that lake is really high. It's very reminiscent of when we had the flooding now many years ago, in 2017 and 2019. It does seem to be receding, but the understanding has been that it takes a storm plus the high lake levels to equal flooding. I wanted to know if the Town has preparations, like sandbags; is there anything going on that would make it a little easier if we have an event?

Supervisor Simon said there have been no extraordinary preparations. It's a good question. I saw the report, maybe it was a week ago, about the lake level, and that it was kind of cast aside by the State. I don't know that we're going to have an issue this year, but you make a good point. I believe Justin might know off the top of his head if we have some materials like sandbags on hand, but a lot of times the County Emergency Management will have a stockpile that they issue and we've worked it out that way, but I can check. Hopefully it won't be an issue.

Councilman Suhr said I think our Governor's too concerned with giving medical to illegal immigrants.

Supervisor Simon said I'll make a note to ask Roger and check with Justin to see if we've got some extra materials that we can pull together just in case. That's a good point.

TOWN OFFICERS REMARKS

Supervisor Simon said we received an update from the County that the Local Waterfront Revitalization Program received a grant. We've been working on this for five years. At almost the exact same time we started, we dusted off the Comprehensive Plan and also dusted off the LWRP, which was even older. The version that's still in force is from 1999. That effort got really far and then it was sent to the State and it sat for like two years and then the County ran out of money. They have received an updated grant to help facilitate it. They have all the feedback back from the State and now the Committee is going to reform and that's a good thing. It covers things like, what would we do with 153 acres adjoining the Town Park? Now we have some answers. Some of what we'll be doing is looking at that and saying, well, this no longer applies or it applies in a different way. But there were things like creating bike paths and other things that I think are still pretty good ideas in that plan. Once you have that, if you've updated it, you can then approach the State for grants associated with that LWRP, which is a good thing. FYI, John Riggi is on that and I reached out to Kate Kremer but haven't heard back yet. I think just having two members is good. If you'd like to have a Board Member on the Committee, let me know. I think with having those two, we'd be fine. I'm looking forward to that.

ADJOURNMENT

Moved by Councilman Suhr, Whereas there is no new business to be brought before the Board, the meeting is adjourned at 7:12PM.
Seconded by Councilman Jurinich

5 Ayes 0 Nays

Motion: Carried

Respectfully Submitted,
Michele L. Harling
Yates Town Clerk