From
Shay and Anat Moscona-Ishay
1177 County route 27

December 7, 2023

To **Cheryl Rogers, Town Clerk** and **to Taghkanic Town Board**

Re: PUBLIC HEARING SHORT-TERM RENTALS — comments

We would like to thank you for the hard work and the extensive time you invested in this bill. Also for all the meeting you organized and participated in (which we attended many). We greatly appreciate the openness and the collaborative effort on this, and we hope for a satisfactory solution to our community.

Please review and take in consideration the following comments:

**Section 6, C Capacity Limits**

**Limit of bedrooms offered in an STR:**

On the face of it 4 bedrooms sounds a bit too limiting. Many properties have farmhouses on them which have commonly 5 or 6 rooms. However, we' like to point out that *Rooms don't make noise—people do.*

For example: We sometimes have 5 guests, co-workers on a company retreat, that take up all the rooms, for privacy.

In our view, for the purpose here is to avoid noise and hazards of large gatherings, the number of rooms is irrelevant to the issue. It shouldn't be an issue, and if at all this number should be reasonable and fit for a common country family. And if you feel you must put a number on it, then at least 5 or even 6 seams completely harmless and reasonable — as long as the number of guests and their behavior is appropriate.

**Number of guests restriction and specificity:**

We agree that restricting number of guests is a good idea—so not to allow large gatherings.
Albite, we think that 8 people is an excessively low number and there is no need to "micromanage" the distribution of guests.

For example: An average holiday family dinner can easily have 12 people, comprised of any number of adults and kids. Therefore, it seems that "8 adults and two kids" is not only over-restrictive, it is also over-prescriptive. We believe simpler and more fair approach as simply allowing 12 persons in total (adults or kids).

After all, this is about the conduct of the guest above all (which is handled in other parts of the rules i.e. "local host" and "Guests Handbook" etc.) — not the structure, or number of available rooms or the mix of adults and children would make any difference to the calmness of our community. **It is the conduct of guests makes the difference.**

In our STR we are pro-actively informing our guests of the conduct expected of them and we are very strict about it too. We had virtually no issues at all for the 7 years we have had our STR.

Sincerely,
Shay and Anat Moscona-Ishai