comments re: STR

Joanne Klein 11:07 AM (3 hours ago)

to ryan.skoda@columbiacountyny.com, me, Elizabeth, Kara, Linda, Elisabeth

TO: Town Board Members
RE: my comments in follow up to the Public Hearing on December 4, 2023

My concerns are as follows:
1. **The burden of enforcement to see that the regulations will be followed.** I believe that regulations are meaningless unless they are enforced. Who in the Town Government will be in charge of both regulation and enforcement? As this is to fall within the job description of the current code enforcement officer, which is spelled out in the new law, I am concerned that this will add significant workload to his already full schedule. Will the enforcement officer be able to review applications from potential STR hosts? Will the enforcement officer be able to determine the number of days the potential STR hosts are living in their residence in town and therefore qualify for an STR? Will the enforcement officer levy and collect fines? Will the enforcement officer be able to calculate and regulate the number of days the STR will be rented?
Will the enforcement officer have the time to check the potential STR dwelling for code and regulations set by this new proposal. These questions have more relevance to non-resident owner properties.

2. **"Regulating STRs will assist in: preserving the supply of dwellings available for long term rentals and home ownership by maintaining and protecting Taghkanic's residential market."** My opinion is that the opposite will be true. When a home is bought either by an individual or an absent LLC investor and it is used specifically for STR then that specific house has been removed from the housing stock as a potential home for a long term rental for a family or individuals. It's simply not available. And to hide behind the caveat in the new law that the buyer/owner must live in the house for at least 60 days is even more egregious. Now any potential long term renter doesn't stand a chance of creating a long term residence in Taghkanic. STR rental becomes the only possibility for that dwelling.

When Columbia County is currently faced with lack of available affordable housing, it is a mistake for Taghkanic to be engaging in STR rentals which I believe have a negative effect on long term housing. I am not a housing or economic specialist, but it seems that long term residents build stability in a town. STR visitors do not.

3. It was very interesting to me to hear the statements put forth by Raul Garip and Donay Queenan at the Public Hearing about the problems they have experienced with STR in close proximity to their homes. Their experiences regarding noise, overcrowding, parking, visible and careless handling of garbage, to name a few were all negative.

4. Although I don't know the details about what laws/regulations our neighboring towns have passed,regarding STRs, I would certainly hope that you as a Board do know and have had numerous conversations with other Town Boards. My overall impression is that some of our neighbors have regretted the laws/regulations they have passed, wishing they were more rigorous.

5. If this Proposed Local Law is passed, how will it relate to the present Zoning Code? Will both documents be in agreement?

Thank you for reading my comments.
Joanne Klein
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