TOWN OF TAGHKANIC
SHORT TERM RENTAL PUBLIC HEARING
DECEMBER 4, 2023

Good evening.

My name is Donay Queenan and I am a home-owner in the Town of Taghkanic.

In or about 2019 I joined the Short Term Rental (STR) sub-committee whose purpose was the drafting of STR regulations for the Town of Taghkanic. The regulations have gone through many draft versions since that time and the current Draft appears to have retained many regulatory items except for critical points such as caps (the number of STRs permitted in the Town) and density (restricting the clustering of STRs in close proximity). There are, however, items in the current iteration that I suggest require further clarification or fine tuning as follows:

- Modify the definition of "Designated Local Host" to include that the Local Host must also be *reachable* 24 hours per day during an STR Tenant rental period. This ensures a mechanism for contact is always in place. A person can be available but not reachable.

- Acceptable legal documents proving ownership should be set forth in the Regulations. Documents that establish residency in the dwelling for 60 days should also be delineated.

- The Good Neighbor Handbook definition refers to "community standards", contact information for local emergency responders and safety regulations. As the Handbook is referred to later in the Regulations as the *Town of Taghkanic* Good Neighbor Handbook, I recommend standardization of these items in a Handbook for each STR operator. Further that the safety regulations note a ban on guests keeping electric bikes in the home. Home fires due to poor bike batteries have reached exorbitant levels killing people, harming first responders and demolishing homes.

- The plan for Trash removal should include containment of rubbish and provide evidence of contracting with a service or attestation that the Owner, Local Host or Caretaker will responsibly discard trash. Guests should be encouraged to leave their trash in a bin rather than take it with them upon departure. Household refuse left along Routes 10, 11, 27 and List By Pass was excessive this past summer.

- There is no discussion of Permit Revocation for violation of the Regulations. Are there penalties, what might cause revocation? Who does one complain to after outreach to an STR Owner for rectification is ignored?

- What penalties will be applied or action taken to those who operate an STR without registering with the Town?

I will close by stating that I have no qualms with Hosted STRs. I do, however, take issue with the Findings of the Town Board that the permitting of Un-Hosted STRs preserves housing stock, inhibits real estate speculation, safeguards housing affordability and has a positive economic impact on the Town of Taghkanic.

STRs are businesses, not of the home based nature, that evolved essentially violating zoning regulations. Homes were purchased, and continue to be purchased with the primary purpose of Short Term Rental eroding affordable housing stock and development of community. The Columbia Paper reported last week that 30% of home sales become STRs. There is no mechanism for taxing STRs as such the Town receives no revenue except for the permit fee. I venture to say that the majority of tourism dollars are received by the surrounding Towns of Hudson, Hillsdale and Copake. Much of the core Taghkanic businesses are supported by Route 82 travelers en route to or from Hudson or as a rest stop off the Taconic Highway.

Finally, nothing has come from the proliferation of STRs to build community. People can't afford to buy or rent homes or apartments, businesses have difficulty finding help as workers must live farther away. Taghkanic is becoming a town of transients. I, therefore, implore the Board to reconsider enacting a law permitting the operation of Un-Hosted STRs or to reinsert caps and density measures which would limit expansion of STR businesses in the Town of Taghkanic.

Thank you.

Donay J. Queenan