

To the Supervisor and Board Members of the Town of Taghkanic:

The STR Subcommittee of the Zoning Commission of the Town of Taghkanic requests that the Town Board review the following Mission, including proposed duties and responsibilities, at the earliest convenience of the Board. We further request a formal charge of these duties so that we can continue our work with a clear understanding of its parameters.

Mission of Short Term Rental (STR) Subcommittee of Zoning Commission:

The Short Term Rental Subcommittee was created at the request of the Zoning Commission of the Town of Taghkanic, to assess the impact of the growing incidence of Short Term Rentals in Taghkanic, and to draft realistic, clear, and achievable local regulations and ordinances to recommend to the Town Board for its consideration and implementation.

To fulfill this mission the STR Subcommittee shall:

1. Evaluate existing Short Term/Transient Rentals in the Town of Taghkanic, and assess what percentage of these represent home-based businesses, and how many are more correctly understood as investment property.
2. In assessing the existing STR situation in Taghkanic, make an attempt to determine how closely, or whether, the management of known STR properties aligns with the stated goals for development in the Town of Taghkanic as agreed upon in the Town Comprehensive Plan completed in Sept, 2009.
3. Review existing NYS laws and regulations regarding STRs.
4. Communicate with similar and adjoining towns in Columbia County, to stay up to date on evolving local regulations, and proposed taxation of these rentals from County government.
5. Assess the potential risks and benefits of the various types of STRs to the quality of life, property values, and income potential of residents of Taghkanic, and on the Town itself, including essential services.
6. Establish a process for registering existing STRs to create a smooth transition into future regulations and enforcement.
7. In assessing the existing STR situation in the Town of Taghkanic, the Subcommittee will determine the probable number of rental properties of this sort, at a set date (TBD) and will document the manner in which that number was arrived at.
 - a. *Does the Town Board wish to include in the responsibilities of the Subcommittee the task of researching and presenting the Town with a specific list of the addresses of known STR properties within the Town, or alternatively grant the Subcommittee the authority to acquire such a list by other available means, for instance in consultation with the kind of business entity that has done this work for neighboring towns?*
8. After considering all these factors, the Subcommittee will make clearly written recommendations for local ordinances and regulations to the Town Board, that it can enact to exercise appropriate control over STRs.
 - a. If the new Zoning Code has not yet been adopted by the time the STR Subcommittee is ready to present its recommendations, the Subcommittee will present these recommendations to the Zoning Commission for its consideration. In this case, should the Zoning Commission approve these recommendations, it will be the responsibility of the Zoning Commission to include them in its presentation to the Town Board of the new Zoning Code.
 - b. If the new Zoning Code has already been adopted by the time the STR Subcommittee has completed its recommendations, the Subcommittee will instead present its recommendations directly to the Town Board for its consideration and action.

Respectfully submitted for your consideration,

The Short Term Rental Subcommittee of the Zoning Commission

Elizabeth Craig, Chair;

Benjamin Feldman, Carl Mulert, Carol Rusoff, Cheryl Rogers, Christine Hinz, Clayton Kirking, Donay Queenan, Harriet Shur, Linda Reardon, Loretta Hoffman, Susan Raymond