

Report on STR Subcommittee meeting 08.03.2020

- At the STR Subcommittee meeting of 07.23.2020, Elizabeth reported on the Town Board response to the Proposed Mission Statement. The Town Board comments were incorporated into a revised Mission Statement after the meeting, that was approved by the STR subcommittee, by email, with some late suggestions for additional language in the detail that follows the Statement that were not added to the mission statement itself, but are included with this report, as an addendum, for the information of the Board.
- Per Taghkanic Local Law 4-2015, the Committee constitutes an Advisory Board, and as such, must elect a chair, vice-chair and recording secretary. The Committee elected Elizabeth Craig as Chair, Carl Mulert as Vice-Chair, and Linda Reardon as Recording Secretary, on 07.23.2020. It was also noted at this time that per LL4-2015, Elizabeth Craig will continue to have non-voting status, and that Cheryl Rogers must also be a non-voting member of the Subcommittee, as she is an employee of the Town. This brings the number of voting members to 10.
 - Pending Issue: It was suggested that one current board member may wish to step down, and a potential new member was identified. Either of these changes would ensure an odd number of voting members. This issue will be revisited at next meeting after Elizabeth gets input from the Town Board, as any change in membership requires the approval of the Town Board.
- The Committee revisited the idea of participating in a webinar with an outside compliance consulting group such as Granicus. The issue was shelved in keeping with the Board's stated desire not to engage with such a company at this time. Some committee members disagreed with the decision NOT to pursue participation in a Webinar before first draft of regulations is written. Elizabeth pointed out that the Committee can still recommend that the Zoning Commission, or the Board, or both, take this step at a later date; and also noted that, even if the committee as a whole votes against making this recommendation, per LL4-2015, any committee member can make a dissenting statement to the Board.
- The Committee discussed the compiled results of the STR survey questionnaire issued to members by Elizabeth Craig. The survey results indicated there was strong and unified support for several items that could inform the early drafts of regulations. It was agreed to move forward with developing the draft regulations using these items as a starting point. Committee members selected topics and will work in small groups to craft clear definitions and a first round of draft regulations prior to the next meeting.
- The next meeting is scheduled for August 13rd at 7PM via zoom. Future meetings may be held in person.

Addendum:

The Revised Mission Statement was approved by 8 of 10 voting members of the Subcommittee, but two Committee members sent the following comments about the specific responsibilities that are outlined below the Mission Statement, too late to re-write and approve the document yet again before the upcoming Board meeting. They are included here so the Board can decide whether another rewrite is warranted:

- Item #2 refers to “preserving affordable housing”. How does the Town define affordable housing? It appears to mean different things to different people (eg. to let one maintain a second home or to provide housing at reasonable rents/pricing). Perhaps it should be deleted until we are all in agreement on the definition.
- Regarding #1. I don’t believe we can “evaluate existing Short Term 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” without a Data Scrape.
 - I suggest: #1. Craft clear definitions of Short Term Rentals
- Regarding #2. I don’t believe we can “assess the existing STR situation in Taghkanic and determine how closely the management of properties align with our goals for development” without a Data Scrape.
 - I suggest: #2. State the goals for Short Term Rental growth in Taghkanic to reflect the Town of Taghkanic’s Comprehensive Plan that insures maintaining the rural residential character of the town.