

STR Sub-Committee Meeting
November 19, 2021
Called to order 7:35PM

Attending: Elizabeth Craig, Christine Hinz, Donay Queenan, Clayton Kirking, Linda Reardon, Susan Raymond, Linda Swartz

Minutes of last meeting pending approval at next meeting.

New Business:

Public information meeting, RE: inclusion of written statements in minutes of the meeting. Statements being collected, believed to be complete.

Do committee members have themes/issues of note to discuss from the information meeting?

Issues with Zoom technologies for large meeting must be resolved. Kirking suggested that all future meetings be available by Zoom. Queenan suggested allowing a limited time for public comment, perhaps 2-3 minutes, with longer comments submitted as written document.

Craig: In future will limit comments to 2 minutes. Further, STR page in the TGazette allows public comment. Minutes will be posted on town website after approved by Subcommittee.

Craig: Public meetings will be hybrid; residents will always have option of virtual attendance. Raymond: Some residents do not have access to Zoom.

Hinz suggested that a Zoom viewing platform be made available, perhaps at town hall.

Craig: Residents who need/desire Zoom access can make contact in advance with Craig for access code.

Reardon volunteered to organize a test/trial meeting to address tech issues.

Recapping themes of Public meeting:

Queenan: STR operation necessary to support second homes; residency requirement concerns; density; sunset clause.

Kirking: Grandfathering of existing STRs; designated local host definition and role; donations to town in lieu of fees; electronic bulletin board to STR issues; and above from Queenan.

Craig: Assumption of the part of some public attendees that the *draft* excludes parttime residents from SGTR operation is a misconception. No intent to "weed out" parttime residents. Note that there is no day limit, either to days in residence or to number of days per year that a homeowner can rent property.

Craig: Re: Grandfathering: A legal review will be made before any of these policies are enacted. Current understanding is that *grandfathering* is not an option. Further commented that she was very pleased with the number of residents and STR operators who attended the meeting, which implies that the residents are engaged with the town. The subcommittee is pleased to be engaged with residents, and the subcommittee and the town board must find a way to work with STR operators.

Craig: Re: Density. Subcommittee agrees that density must be addressed. Options will be examined and defined. There is no intent to pit neighbor against neighbor.

Craig: Re: Designated Local Host. Options will be explored. Maximum travel distance; role and responsibility; accessibility. DLH required not just by homeowner and renter, but emergency services. If homeowners are in fact engaged with town, finding a DLH should not be a problem. No idea what a DLH might charge for services rendered. If it is a financial burden, that is something else to be considered.

Craig: However, regarding fees -- Every effort has been made to create fees that are not expensive or prohibitive. Average STR rental per night in Taghkanic is \$350, with one exception as high as \$2500 per weekend. Based on these rentals the fees seem reasonable.

Craig: Correction and comment: An attendee at the Public Information Meeting mentioned that EC had noted that there had not been STR complaints. That is not the case. There have been **few** complaints. While she, EC, assumes that all attendees are responsible STR hosts, there may be hosts who are not equally responsible, and there have in fact been complaints from the fire department, and from neighbors. It is the intent of the subcommittee to minimize those problems and complaints, it is not to put responsible hosts out of business.

Craig: re: Donation in lieu of fees. Fire department does not need donations, it needs engaged volunteers.

Queenan: Donation also leads to "buying off". Fees are regulated, avoid any favors.

Craig: re: Mileage and DLH: Subcommittee very willing to consider this option; not willing to consider that a homeowner in NYC is local and appropriate in this role.

Queenan: re: Complaints. There have been complaints, some have been addressed, but there is no assurance the future STR operators will be as responsible as existing operators, that is why regs are needed going forward.

Craig: The goal is to keep the Taghkanic STR experience "good". Town is not an outlier, many towns have much stricter policies.

Hinz: Every town is dealing with this!

Raymond: Keep in mind that Taghkanic is in the midst of a massive zoning review, this is just part of that.

Craig: At last town board meeting the board instructed the STR subcommittee to submit its amended draft directly to the board, not the Zoning Commission.

Raymond asked for the order of the process. EC explained that the subcommittee will amend the existing draft, taking into consideration all comment and concerns of the residents of Taghkanic. The amended draft will go to the town board. The board will send the draft for legal review before a formal public hearing is scheduled. Zoning commission members may be present when the draft is reviewed by the board.

Kirking: Noted that Burlington and Red Hook have eliminated any option for unhosted STR rental. Property must be a primary residence, basically following the "Hudson model". The Taghkanic STR draft does not come close to that strict option.

Amelia Tuminaro asks via Zoom: Will the amended draft be available before it is sent to the town board. EC: Probably not. Some amendments may be posted to the TGazette as they are written, TBD. Also notes that the subcommittee has looked at STR issues locally and nationally. There is no intention to be punitive. Subcommittee will pay attention to all submitted comments and concerns.

Raymond requests return to agenda.

EC: Let's discuss how to proceed with new amended draft. SR: Review item by item. EC: Agree to a complete reread and review, start to finish. Each subcommittee member should review thoroughly before next meeting. Queenan requests a summary of changes.

EC agrees to prepare a highlighted draft.

Next steps: Fact/FAQ sheet and *Good Neighbor Handbook* both tabled until future meeting.

Communicating with the residents: Will use TGazette.

Subcommittee agrees to encourage Town Board to engage services of Granicus/Host Compliance for the purpose of STR ID, reporting on a monthly basis.

Meeting schedule: Subcommittee agrees to Meet December 7 and twice a month thereafter, proposing 1st and 3rd Tuesday at 7:00PM.

Meeting adjourned at

PUBLIC COMMENT:

David Plakon expressed confusion about density determination. Also wants more information about businesses like Granicus and Host Compliance. What sort of data do they provide and can it be viewed by STR operators? Raymond emphasized that Taghkanic will not apply day limits to STRs. Later had concerns about the DLH distance regulation. **Lara Plakon** is concerned about future town boards and reversal or change of STTR policy.

Adam _____ also has questions about determination of STR density. Subcommittee will revisit particular density *problems* that have been noted by committee members or public.

Amelia Tuminaro wants to know if the amended draft will be available to the public before it is sent to the town board. See minutes above. Later expressed concern about density determination, especially on a culdesac. Consider the rural nature of Taghkanic.

Anna B _____ and husband wants to know how the public will be kept up to date on draft amendment and related developments. Craig assured that all meetings are public. Must request Zoom link. Public comment will take place after working meeting of subcommittee. Craig emphasized importance of involvement/engagement with the town of Taghkanic.

No further comments or questions.

Craig requested a motion to adjourn. Kirking so moved, with a second by Queenan. Meeting adjourned at 9:00PM November 19, 2021.

Respectfully submitted,

Clayton Kirking