

MINUTES

STR Committee Meeting

December 7, 2021

- Meeting was called to order and began at 7:05 p.m.
- Attendee were Elizabeth Craig, Susan Raymond, Donay Queenan, and Christine Hinz. Advisor Linda Swartz attended. Committee members Clayton Kirking and Linda Reardon unable to attend. Advisor Cheryl Rogers unable to attend.
- Minutes of the previous meeting not yet finalized.

NEW BUSINESS:

Committee Status

- Elizabeth Craig (EC) informed all that the STR Subcommittee is to be re-commissioned as an independent-standing committee.

Land Use Lawyer

- EC informed all that the Town is putting out an RFP for a land use lawyer to work with STR Committee and Town Board for proposed new zoning.

Town Website

- EC announced that a new website for Town is in development and will provide the committee with easier communication avenues for announcing and posting reports of STR Committee's activities.

Recommended STR Law

- EC sent copy of draft to committee members with highlights on areas that need work following the Public Information Session.
- EC explained that the registration process for STRs in Taghkanic was not intended to be a call for special use permits for all STRs. EC indicated that we may want to change the language from STR 'permit' to 'registration.'
- Donay Queenan (DQ) recommended the term 'application' to avoid inferring automatic approval for an STR operator.

Review of Recommended Law Section by Section

- Introduction: no revision needed.
- Definitions: Review of 'principal residence'
 - Susan Raymond (SR) felt people thought 'principal residence' wasn't very clear or well-defined
 - EC suggested trying to avoid term 'primary residence'.
 - Christine Hinz (CH) indicated term 'residency' seeks to ensure the restricting institutional buy-up of homes in the Town.
 - SR indicated 'principal' and 'primary' need to be researched and discussed further.
 - Linda Swartz (LS) pointed out we're trying to avoid corporations buying properties rather than individuals.
 - DQ iterated that these terms don't meet the goal between use of primary vs principal, and we need to continue reviewing.
 - EC recommended committee review and determine what residency means and clarify their positions on the topic.
- EC to review/research Planning Board vs/ Zoning Board of Appeals, provide insight into differences, scope of duties.
- SR and DQ to work on 'principal' vs 'primary' definitions.

- CH to review 'hosted' (accessory building) vs 'unhosted' (entire home) definitions.

PUBLIC COMMENT:

- Lynn Cheung pointed out that CH's comment related to institutional buyout for STR was inaccurate; Blackrock buys out homes for long-term rentals.
- David Plakon asked that committee members not look to other cities, towns, etc. for guidance on local laws.
- Donay Queenan pointed out that Taghkanic doesn't have a business district (aside from diner and those working at jobs in the home), and does look at other nearby towns for examples on local STR guidelines.
- Susan Raymond indicated frustration in lack of consistency in STR laws from town to town, city to city.
- EC pointed out that only a few STRs in Taghkanic are owned by corporations.
- EC indicated that there have been documented problems with STRs in Taghkanic.
- DP asked for specific anecdotes related to STR 'problems.'
- EC shared specific issue related to a call to the fire department where renters did not know address of property in which they were staying.
- EC indicated future draft of STR Laws will go directly to the Town Board.
- David Plakon stated that 'bad things can happen in any dwelling' and examples are not specific to STRs.
- DQ responded that the laws really look at issues that tend to happen when there is not an owner on site (ie, trash/trash cans left in street).
- LS indicated that this is a new and emerging issue, where common sense rules are important and community standards are upheld.
- Amelia Tuminaro agreed that the Town seems to be trying to come up with common sense legislation for STRs. She wonders if 'primary' and 'principal' should be looked at as an STR operation be conducted in a dwelling that is 'primarily a residence.'
- EC says definition is not the law; SR believes the definition is the law.
- Jordan Handler asked about the reasoning behind inspections of STRs as part of the permitting process and building code. He further commented that the inspection requirement may result in a flood of work for the Building CEO, and that he has specific insurance for STR liabilities. He mentioned concern about the Town taking on liability for safety inspections.
- Myryah Irby stated that regulations may make things like having an accessory dwelling for a family member difficult. SR indicated that new zoning laws could also affect that possibility.
- Meetings to take place twice a month on first and third Wednesday of the month.

Meeting adjourned at 8:41 pm.