

03.11.2022

To the Supervisor of the Town of Taghkanic and members of the Town Board,

The Short-Term Rental Committee had two regular committee meetings in January (01.12 and 01.26), two in February (02.09 and 02.23), and one on March 9th. All were held by Zoom, and all were well attended by members of the public – in each case, more members of the public than Committee members were in attendance.

Questions and comment from the public have been reserved for the last ½ hour of each meetings, but it should be noted that a significant number of the STR owners presently operating in Taghkanic have attended meetings on a regular basis, and that the community of STR operators appears to be well organized and not only communicating within their own group but also committed to both observing and participating with commendable transparency in the Town's process of developing regulations for STRs.

As noted in the January report on the Committee's December activity, the Committee's intention for the work to be done in January was to focus in particular on the portions of the draft that dealt with the proposed residency requirement and also to re-examine and discuss possible alternatives to the proposed requirement for an inspection by the ZEO or a designee. These were both thoroughly discussed and returned to over the course of several meetings, during which time it became increasingly clear that the Committee was not comfortable making these or other changes without the support of legal counsel, and that without this support, no consensus on revisions to the draft was going to be easily reached.

The Committee also received on January 11th a version of our draft from members of the STR owners' community with their questions, comments, and suggestions added to the relevant portions of the draft. In the STR Committee meeting of January 26th, members of the Committee reviewed this communication item by item, both to respond to STR owners' particular concerns, and to discuss whether to amend the draft in any of the ways suggested by STR owners. However, as noted earlier in this report, no consensus was reached, not even to bringing any of these items to a vote, or any of the other areas that had begun to appear potentially problematic. By the meeting of February 9th, the Committee seemed to be moving in the direction of agreeing that it had done, as a member of the Committee put it, everything it had been tasked with doing, and was not in a position to improve upon the work that was completed in 2021.

On February 23rd, the four members of the Committee who were in attendance voted, 3 in favor to 1 against, to re-submit the draft of 08.31.21 to the Town Board with no amendments or revisions to the draft, and to include with it all significant supporting documentation and all communications from the public.

At the meeting of March 9th there were just 3 members of the Committee present and did not have among them the 3 votes necessary to approve minutes from the Jan. 26th or Feb. 9th meetings. These minutes, and those from the Feb. 23rd meeting, will be thoroughly reviewed and amended as needed before the next meeting, scheduled for April 13th. At that meeting they will hopefully be approved by a full complement of Committee members. In the meantime, the Committee will make every effort to post all approved minutes and correspondence to date on the Town website and will seek guidance from the Town Board on whether Zoom recordings for all meetings should also be made available on the website or T-Gazette.

The Committee Chair will re-send the original approved draft regulations to the Supervisor and Members of the Town Board and will follow up with supporting documents and correspondence, immediately.

Respectfully submitted,

Elizabeth Craig, Chair

For the Short-Term Rental Committee