

SUGGESTED ZONING CODE FOR AIRBNB IN TAGHKANIC:

Airbnbs are commercial businesses and should be held to the same restrictions as B&Bs, motels, and hotels.

There are 20 Airbnbs in Taghkanic, 50 in Ancram and 100 in Hillsdale. Almost all of the rentals list for entire houses with no owner present. Only 1% of the rentals list for a room within someone's home. The rates are from \$150 - \$425 a night with a two-night minimum. Landlords will find it more profitable to rent short-term than regular yearly rentals and will cut down on the possible low-income or modest rental market. Our Town will become a tourist rental market with visitors and/or strangers checking in and out. These Airbnbs will become the largest businesses in our town.

I urge the Zoning Board to consider some of these regulations:

Home Owner must establish permanent residency of 275 days a year.
Home Owner must be part of this community for at least 3 years or more before opening his home to renters
Issue a Permit for \$100 a year with a Revocation Clause.
Building Inspections for safety codes and fire codes
Owners Contact Info for Violations or Emergency
Set Minimum Duration of Stay
Limit Maximum Occupancy
Noise Restrictions - Curfew of Quiet Hours 10 pm to 9 am
Neighbors report to Inspector who will Notify Owner
Ample Parking
Trash collection

Enforecemort through ZONING
Penalty: issue a Stop Order
Violation deemed a Misdemeaner
Permit can be revoked
Transient Housing Tax.

Will a flourishing unregulated Airbnb business alter the rural character of Taghkanic.? Please consider regulations before you unleash this often abused, seemingly user-friendly sharing network.

*from Susan Raymond
Oct 2018*

from John Roberts
11-5-18

Town of Austerlitz, NY
Monday, November 5, 2018

Chapter 195. Zoning

Article V. Dimensional Requirements

§ 195-19. Ridgeline protection.

- A. Ridgelines are found throughout the Town and considered an important visual resource from public roads, parks, state forests and other publicly accessible areas. The purpose of ridgeline protection is to minimize the visual and environmental impacts of development along the ridgelines and maintain vistas along those lines that are unbroken by the placement of houses and other large structures that alter those vistas. The intent of this section is to protect the dominant ridgelines which provide the primary backdrop when viewed from public areas. It is not the intent to regulate or limit development on small hills and rises on a particular parcel.
- B. All structures shall be sited so that their roofs are located below the ridgeline or hilltop. For all uses requiring site plan approval or a special use permit, the Planning Board shall review the application for compliance with this requirement. For all construction that only requires a building permit, the Code Enforcement Officer shall not approve any plans until the applicant has demonstrated compliance with this requirement. If a person is aggrieved by a decision from the Planning Board or Code Enforcement Officer that his or her property constitutes a ridgeline, that person may appeal that determination to the Zoning Board of Appeals.
- C. Shrubs, trees, and other indigenous vegetation shall be retained on hillside terrain to help maintain natural drainage swales, reduce erosion and preserve the character of the hillside. Existing vegetation shall be protected from damage during construction, and land clearing shall be kept to a minimum in the area of the ridgeline. Notching out of trees and clear-cutting on a ridgeline is prohibited.