

THE SECOND PUBLIC WORKSHOP concerning STR (Short Term Rental) Properties was held on April 19, 2023 at 7:00 p.m. The location was the Town Hall, Pelon Road, Town of Indian Lake, State of New York, County of Hamilton.

Present at meeting was the Town Board of the Town of Indian Lake, the Planning Board of the Town of Indian Lake, and the Zoning Board of the Town of Indian Lake as well as members of the Short-Term Rental Committee and numerous interested citizens.

Town Board: Supervisor Wells, Councilman Mahoney, Councilwoman Eldridge, Councilman Rathbun with Councilman Curry/Absent.

Planning Board: Neil Johnson, Justine Moore, Licinio Marques, Aaron Gadway, Tom Riley, Irene Hutchins with Mary Frasier/Absent.

Zoning Board: John Hutchins, Darrin Harr, Donald Liddle, Rich Balhmann, with Mike Walrath and George Virgil/Absent.

Building Codes Enforcement Officer – Tyler Monthony.

Those from the public are on the sign in sheet attached herein.

Supervisor Wells stated he has received many calls concerning this, and we seem to have touched a nerve. He stated some are friendly, some not so friendly, some good and some not so good. He stated he thinks it is good that everyone is working together on this.

Supervisor Wells stated after the last meeting it had been decided as homework, for all to look into putting together an application. He stated that he had an application that Irene Hutchins had made up, and it is very simple and is based off the application that Warrensburg uses. He told all they can go on the Town of Warrensburg site and look at it if anyone is interested. Irene Hutchins also stated that they also have their Local Law on the website if anyone would like to look at it.

Supervisor Wells stated he had also called his contact in Albany concerning the STR Law that the Governor is working on. He stated that at this time the budget is stalled, therefore nothing is happening at this time concerning STR.

Supervisor Wells stated that he had two thoughts on this, he is hoping that everyone will come to a consensus tonight, reiterating that nothing can be finalized tonight as this has to be done at a Town Board Meeting, but if everyone could come to a concuss concerning the registration application he could then bring it to the Board and vote on it and then set a Public Hearing. His thoughts are, if we did a Public Hearing just on the registration application, he is hoping in the eyes of NYS that would mean we had something in place. Then, this would give us time to work on the Local Law. He stated that we do have a local law that the Town Attorney drafted that we can start with. He asked for everyone's thoughts, should we do a two-prong attack or do everything together?

Sally Stanton asked for clarification concerning the Public Hearing for the application. Supervisor Wells explained this needs to be done by Local Law. Sally stated then this would also be putting a date stamp on us getting our ducks in a road before the State implements their law. Supervisor Wells stated he is hoping that will be the case. He also reiterated that nothing we are doing would be implemented until 2024. He also stated we do not have to do anything, and we could wait for the States Plan. He stated that he thought the consensus was to have a little home rule over this. Discussion held on the possibility of more complaints from residents living next to a STR will be coming into the Building Codes Office once we start the registration process causing more work for the Office.

Discussion was held on the legal aspects and timelines.

Discussion held on how much of a fee that should be charged, length of the permit, contact person close to property, phone numbers, list of Town regulations, how to revoke a permit if the regulations are not followed, what happens when the property changes hands, how to handle those that can house over 11 people and how to enforce the noise ordinance. Tyler Monthony stated that a one-year permit would be easier to work with as most permits within the Town are a year. Most everyone agreed that it should be a yearly permit, that after three offenses the license can be revoked, those under the Department of Health would not be part of the STR permit as they are already governed by the State and would be exempt from our registration process, and the permit fee would be set at \$100.00. Also discussed a \$100.00 fee per complaint.

1. One Permit
2. Fee \$100.00
3. Those under the DOH are exempt after showing proof of registry through DOH
4. One year permit

Supervisor Wells stated that he would have the registration drafted up and start the proceedings for a Local Law at the May Town Board Meeting. He stated that he is only doing this now so we can start the

clock and have in place before the State. He asked all if they would like another meeting to look over the draft or send it out through email for all to look at it.
Discussion held on possible expenses but after the first year we will know better what the true costs are. The budget will be an estimate the first year.
Rich Bahlmann questioned how we would notify the public. Supervisor Wells stated through newspapers, websites and public hearings.



#2 S.T.R.

TOWN OF INDIAN LAKE
P.O. Box 730 Pelon Road
Indian Lake, Hamilton County
New York 12842

Workshop

April 19, 2003

PUBLIC ATTENDANCE SIGN IN SHEET FOR PLANNING OR
ZONING BOARD OF APPEALS MEETINGS:

*These meeting will be recorded, and the tapes will be kept on file with the Town Clerk. If the public is interested in listening to the recordings, please let the Town Clerk know. Thank you.
Please print your name, thank you.

Vin Rerily
LISA KAPLAN
Darryl Stanton
Amanda Cradway
Jeff Lemelson
NICOLE MULLER
CHARLES FUMFEST
Audum Blainhard
KORSA SPEECLAN
Shirley Cradley
JAN KOORNICKS

Respectfully Submitted by - Julie A. Clawson.
Town Clerk