

Hague Short Term Rental Committee

April 21, 2022

Participants

In Person

Edna Frasier <supervisor@townofhague.org>

Joshua Patchett <patchettjoshua@yahoo.com>

Alice Patchett <alice.patchett60@gmail.com>

Chris Richards <chris@promracing.com>

Bill Fritzky <billfritzky@gmail.com>

Tim Fiallo <highwaysuper@townofhague.org> - attended for tech support with Zoom call

Via Zoom

Jonathan Smith <jonathansmith.221@yahoo.com> - Greenville, SC - hopes to arrive in Hague in mid May

John Macionis <macionis@kenyon.edu> - Vero Beach, FL - will arrive in Hague about May 15

Frank Burkle <monk@madriver.com> - Venice, FL - will arrive in Hague in early May

Sandra Rust <sjrust@gmail.com> - Sarasota, FL - will arrive in Hague May 20

Introductions

Edna Frasier is town supervisor.

Joshua Patchett serves on the town board and will be the chairperson for this committee.

Alice Patchett and her husband Scott own Trout House Village and are the parents of Joshua.

Chris Richards has been a renter up and down Lake George and purchased his house in Hague six years ago for the quietness of the town. He lives next to the former Indian Kettles / The View restaurant, which closed in 2007 (blog.timesunion.com/tablehopping/362/view-restaurant-at-indian-kettles-closes). That property was renovated to be a private residence a decade ago (www.oneidadispatch.com/2016/08/18/historic-lake-george-site-up-for-sale) and is listed for rent on ADKbyOwner.com as "[On the Rock](#)". The renters there have been very disruptive to Chris's lake experience and the owners now are antagonistic to any discussion about issues.

John Macionis has a house in Slacks Bay (the bay south of Indian Kettles). The two houses immediately southeast of him are rented extensively. Renters are active, wanting to get the most out of their time at the lake, and thus create more noise. The renters have changed the quality of his experience at the lake and may be the one thing that could shake his love of the lake. He can no longer speak to his neighbor about the rental issues.

Bill Fritzky is a full time resident. He does not rent his property and has not been disturbed by renters.

Frank Burkle has three cottages in Silver Bay that he has been renting for 27 years. In that time he has had no bad renters; disturbances come from owners-in-residence. He relies on the revenue to help cover taxes and expenses.

Sandra Rust and her husband have been connected to Hague since the 1920s and renting out vacation homes in Hague since 1998. They currently have two properties, after recently selling a third. See listings at www.hagueonlakegeorge.com. They live in one property and rent the other to help with taxes & expenses. Previously they had a gift shop and restaurant. Many of their guests have become great friends, and several have gone on to purchase homes in Hague.

Jonathan Smith and his mother co-own a house on Friends Point that has been in the family since 1956. The family just started renting the property to help with taxes & expenses. The house is listed on ADKbyOwner.com as "[Glentworth on Lake George](#)". There are four other houses on Friends Point that are rented part of the time (including next door). Jonathan is not aware of any issues with those rentals and can hardly tell when renters are there.

Reasons for Committee

Get rental properties on the books; collect county taxes; level playing field for hotels.

Social media has changed the rental industry dramatically in the past 10 or 20 years.

Need to monitor behavior.

Committee Objective

Proposed Objective: Identify what is in the interest of the future of Hague, its residents and property owners.

Jonathan: (1) Is the Town of Hague a separate entity from residents and property owners (like a corporation is a separate legal entity) or simply composed of its constituents? (2) Should vacationers / short-term renters be listed as a constituent?

Discussion

Joshua: The town attorney can be available for consultation.

There was a strong consensus that the town should increase compliance with paying the Warren County 4% occupancy tax. Need to increase awareness of the tax, e.g. send a notice with town tax bill.

Want to maintain a residential character of the neighborhoods.

John: We don't want to burden neighbors with having to complain.

Should we have zoning? Lake George Village has done this.

Indian Kettles is operating as a commercial property; should they be forced to return to the zoning board for review?

Maybe require STRs to rent no more than X% of the time occupied.

Maybe have a grandfather clause for those who already rent their properties.

Frank: We need to concentrate on issues that have to do with renting, not just general issues.

Warrensburg put the burden of compliance on the property owner. They also have a strict 3 strikes policy. Their implementation seems to be going smoothly.

Assignments

1. Address any concerns with the proposed [Hague STRO](#).
2. Find a town similar to Hague and see how they are handling short term rentals.

Next Meeting

Thursday, May 19, 2022 @ 4pm

Appendix: Local Short Term Rental Ordinances

Hague (proposed)

<https://townofhague.org/boards/town-board/STR-Info/>

- [Short-Term Rental Ordinance](#)
- [Application](#)

Current Hague rental regulations are here: <https://ecode360.com/13880179>

Bolton

<https://boltonnewyork.com/government/town-ordinances.html>

- [Ordinance #47 Regulating Short Term Rentals in the Town of Bolton](#)

Lake George Village

[Tourist accommodations and residential rentals](#)

Warrensburg

<https://warrensburgny.us/documents/permits/>

- [Short Term Rental Ordinance](#)
- [Application for Short Term Rentals](#)