

# Hague Short Term Rental Committee

July 27, 2022

## Participants

### In Person

Edna Frasier <[supervisor@townofhague.org](mailto:supervisor@townofhague.org)>  
Joshua Patchett <[patchettjoshua@yahoo.com](mailto:patchettjoshua@yahoo.com)>  
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John Macionis <[macionis@kenyon.edu](mailto:macionis@kenyon.edu)>  
Sandra Rust <[sjrust@gmail.com](mailto:sjrust@gmail.com)>

### Via Zoom

Jonathan Smith <[jonathansmith.221@yahoo.com](mailto:jonathansmith.221@yahoo.com)>

### Absent

Alice Patchett <[alice.patchett60@gmail.com](mailto:alice.patchett60@gmail.com)>

## Review of Ordinance

### Article 2

Jonathan requested we revisit the expected duration of a STR, requesting that it be set at six days instead of seven, to allow a day between rentals for an owner to turn a property.

Bill asked if five days was sufficient to avoid weekend party rentals but John said that on a holiday weekend five days might not be enough.

Josh pointed out that an owner could simply adjust pricing to make a weeklong rental match what the owner would have charged for a weekend, say in the fall when renters only desire a weekend. He also said we already talked about only applying the minimum duration rule during the summer.

### Article 3

#### Renewal Window

Should Hague STR renewals all occur at the same time or on an application-anniversary basis?

John said the rentals near him have improved their behavior. People are aware that STRs are under discussion and it might be that owners are managing their renters better.

A shorter renewal period may help keep people focused on the rules and punishment associated with STRs.

Frank said that passing property as an inheritance within a family should not be inhibited.

#### Article 4

Per the town attorney, it is okay to apply rules specifically for STRs. So, occupancy can be governed by the septic system capability. The Lake George Park Commission (LGPC) is starting to require mandatory septic system inspection. Question is whether the town wants to wait for the LGPC to enforce septic rules or act before the LGPC.

The Zoning Enforcement Officer (ZEO) could/should use the septic capacity when determining maximum occupancy.

We could consider requiring only on-premise parking, no on-street parking. Should we limit the number of vehicles based on the number of bedrooms?

There's a question of why the rental contract needs to be submitted to the town. Sandra thinks the rental agreement is a private document.

We agreed to not define what is "local" when requiring a local representative.

#### Article 5

Agreed to change the five (5) foot rule to read as "conspicuous location" for posting documents inside the rental.

When notifying neighbors, it is just when the STR application is submitted.

Agreed that the ZEO can consider complaints from neighbors when determining whether a permit should be issued.

Add a clause under E that if an applicant is found to have been renting without a permit then require the applicant to wait a year.

#### Open Discussion

It would be advisable for the STR Committee to meet with the town board privately and also participate in any public discussion, e.g. when the ordinance is presented at a public hearing or town board meeting.

John will edit the ordinance to reflect our discussion today and distribute the revised version. It might be challenging to capture the fluid comments that were not offering specific edits to the language of the ordinance.

#### Next Meeting

Thursday, August 11, 2022 @ 4:00pm-5:00pm EDT.