

Hague Short Term Rental Committee

September 8, 2022

Participants

In Person

Joshua Patchett <patchettjoshua@yahoo.com>

Edna Frasier <supervisor@townofhague.org>

Alice Patchett <alice.patchett60@gmail.com>

Bill Fritzky <billfritzky@gmail.com>

Chris Richards <chris@promracing.com>

Frank Burkle <monk@madriver.com>

John Macionis <macionis@kenyon.edu>

Sandra Rust <sjrust@gmail.com>

Tim Fiallo <highwaysuper@townofhague.org>

Kathy Clark, Hague Assistant ZEO (Zoning Enforcement Officer)

Via Zoom

Jonathan Smith <jonathansmith.221@yahoo.com>

Prior to Meeting

On 9/7/2022 Edna shared that she "had a lengthy conversation with Jim (ZEO) at Warrensburgh. They have no caps, have 70 strs and feels their ordinance is working well. The key he says is enforcement. He would be more than happy to come meet with our group and answer any questions or explain how they do things. I think it might be worth our while."

Open Discussion

Kathy Clark provided an overview of the process for getting an ordinance approved. There are multiple agencies/boards that must give approval.

Kathy gave a list of definitions that could be helpful.

Want to make the owner responsible for the behavior of the tenants.

Town ZEO is responsible for what you build and where you build. County fire & safety / building code officer is concerned with how you build.

Fire & safety inspections will cost \$100+ and be paid by the homeowner.

Issuing a permit gives the appearance that the town has given its approval for the building.

Bedroom: NYS Building Code says a room needs a privacy door to a common area and an egress window; no closet required.

Recommendations for tenant information sheet:

- House Residence address
- Trash information
- Dog ordinance
- Contact person within 25 miles

Kathy suggested splitting work between roles to avoid overloading one individual. The first two years of the ordinance would be challenging, although there is a lot of development in Hague and the work would be ongoing.

Kathy said that fire pits are the most common cause of noise complaints. For example, people sit around late at night > someone says something funny > people laugh > noise disturbance of neighbors.

Edna relayed that Warrensburg feels like things are going smoothly; the key was enforcement.

Kathy suggested having a very high penalty for not registering.

John said there's no way to have effective enforcement with the revenue generated by the permitting fees.

Josh thought the permitting fee should be more like \$250/yr to provide resources for staffing.

Committee agreed to require a minimum of six days for a rental. No discussion whether that would be for just the summer season or all year round.

Review of Ordinance

Article 7

Section N

This captures the essential purpose of the ordinance.

Article 8

Section B

(ii) A third offense requires a letter be sent in writing and means the permit could be revoked.

(iv) For a full month after an offense the homeowner is unconstrained.

We're always going to have "he-said / she-said" around any incident.

There's no roadmap for resolving issues.

ZEO will need to hear from multiple neighbors.

Section D

Fines should be able to be issued without getting the judicial system involved.

Tim: Ticket should be given to the tenant and a copy sent to the homeowner.

Josh: Maybe make the fines proportional to the nightly rental rate, e.g. first offense fine is equal to one night's rental cost. Others liked this idea.

Conclusion

Next time:

- Finish reading ordinance
- Revisit topics that were tabled for later discussion

Granicus can present two meetings from now on 10/6/2022. Jonathan will arrange this.

Next Meeting

Thursday, September 22, 2022 @ 4:00pm-5:30pm EDT.