

Hague Short Term Rental Committee

September 22, 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>

Via Zoom

Jonathan Smith <jonathansmith.221@yahoo.com>

Open Discussion

There was discussion about requiring a three year waiting period before new owners could rent.

Edna is already fielding calls from property owners about the town's STR rules.

Warrensburg permits only one rental per property; Bolton permits whatever the zoning permits.

Bolton is planning to revise its ordinance to make it more like Queensbury's ordinance, e.g. adding a five day minimum requirement.

John mentioned that we have three options for enforcement:

1. Zoning Enforcement Officer
2. Town justice department
3. Granicus.com

Josh thought enforcement should be through the town justice. Need to set the permit price to fund enforcement, e.g. \$200-\$250/year.

Edna said Bolton has had only one property that needed to be addressed, so there's not a lot that needs to be enforced. In Bolton, the sheriff gets the call to enforce the STR rules.

Bolton pulls the STR permit on second offense.

Edna relayed that Warrensburg said enforcement is key.

Group agreed that the penalties should be substantial but should be set amounts; setting the fine based on the rental rate is not manageable.

Review of Ordinance

Article 3

Will recommend that the permit cost should be \$300 for three years. For each eligible rental on a property, an additional fee would be charged, e.g. \$100 per structure.

Edna: The cost of enforcement should not be paid by all tax payers.

Josh: The town doesn't really know what will be the cost of enforcement. That should be assessed.

Article 8

Section D

Want the penalties to be substantial.

Three strike rule: on third offense, permit would be suspended for at least one month and up to one year, depending on the offense. The town judge or ZEO could determine the duration of the suspension.

Suspension should be within the next rental season.

Infractions would reset when permit is reissued.

Permits would be valid for no more than three years.

Conclusion

John will edit the Hague ordinance based on all the committee's discussions and distribute the document for review.

Jonathan requested that the edited ordinance should be shared 96 hours (4 days) prior to the next meeting.

Jonathan will arrange for Granicus to present on 10/5/2022.

Next Meeting

Wednesday, October 5, 2022 @ 4:00pm-5:30pm EDT.