

Hague Short Term Rental Committee

October 20, 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>

Frank Burkle <monk@madriver.com>

Chris Richards <chris@promracing.com>

Sandra Rust <sjrust@gmail.com>

Via Zoom

Jonathan Smith <jonathansmith.221@yahoo.com>

John Macionis <macionis@kenyon.edu>

Absent

Tim Fiallo <highwaysuper@townofhague.org>

Committee Confidentiality

Edna recently received calls from a local newspaper and a homeowner seeking information about the Hague STR ordinance. So, there was concern that the committee's work had been shared with those outside the committee. Josh stated that committee discussions should remain private; such a policy should have been understood without saying so.

Town of Schroon STR Ordinance and Letter to Homeowners

Edna shared copies of the Schroon short term rental ordinance as well as a letter that was sent to homeowners as notice of the ordinance.

Here is information from the internet about the Schroon ordinance:

Town of Schroon [Short Term Rentals Law](#). Adopted 9/13/21. Amended 1/24/22.

[Public Hearing on Proposed Local Law #2 of 2021 Short Term Rental Law held](#) (8/31/2021)

Lists the proposed STR Ordinance and public comment

[Schroon approves, defers, short-term rental law](#)

"Along with safety inspections, the law establishes quiet hours between 11 p.m. and 7 a.m., and sets requirements for parking and occupancy, septic pumping and garbage pick-up. Renters must have insurance and provide contact numbers to neighbors, putting them in touch with someone who can handle any complaint within an hour."

Edna: The checklist in the letter is very helpful.

Frank: The summary at the opening of the letter helps owners know what's expected.

Edna: Please read it over to see what we might learn and what's different from the Hague STR ordinance. Underlining was done by Edna.

John: Need to consider including requirements for septic inspection, water quality test, and proof of insurance.

- Would rental property insurance put someone into a different rating category? Insurance cost could be significantly more expensive.
- Hague has the septic requirement already.
- Maybe ask the town attorney about whether the town could be liable if the STR ordinance does not require a water test and proof of insurance for renters.

Review of Hague Ordinance

Josh and John had a conversation about how permits and complaints get handled, i.e. the role of the town clerk, the Zoning Enforcement Officer (ZEO) and the Town Justice (TJ). This was discussed during the committee meeting and John will incorporate the details in the ordinance.

- Town clerk would handle the permitting process.
- ZEO would handle inspections and initial complaints. Complaints would be handed off to the TJ.
- Town Justice decisions could be appealed to the Town Board.

Article 2

Need to clarify wording that there's no minimum rental period during the off season.

Discussed the window for requiring the minimum nights of rentals. Agreed on changing May 1- Oct 31 to be May 15 – Sept 15.

Article 7

Jonathan: Paragraph L: At our last meeting we "[a]greed to have an email sent to STR permit holders if a public hearing is scheduled for a proposed change in the ordinance", so I think we need to add a sentence to that effect.

Paragraph P: Revise to be : "In a single family home, only one (1) short-term rental **at a time** is permitted."

John will add wording for both changes.

Article 8

We rediscussed the penalties and it was decided to leave the language as is, i.e. there's no expiration date on violations.

Wrap-Up

Committee members are to review the Schroon STR ordinance to see what we might learn and offer comment.

John will update the ordinance and circulate the final version to the committee. The committee can comment (by email) on the final version. The final version will also be submitted to the town attorney for review.

Next Meeting

Next meeting will be scheduled once we hear from the town attorney after his review of the ordinance.