

Hague Short Term Rental Committee

March 27, 2023

Participants

In Person

Joshua Patchett <patchettjoshua@yahoo.com>

Edna Frasier <supervisor@townofhague.org>

Bill Fritzky <billfritzky@gmail.com>

Chris Richards <chris@promracing.com>

Via Zoom

Jonathan Smith <jonathansmith.221@yahoo.com>

John Macionis <macionis@kenyon.edu>

Sandra Rust <sjrust@gmail.com>

Absent

Frank Burkle <monk@madriver.com>

Alice Patchett <alice.patchett60@gmail.com>

Tim Fiallo <highwaysuper@townofhague.org>

Committee Comments

Josh commented that the committee has done primarily just two things for the town: Require a six-day rental period in summer and require a three year rental moratorium for new owners.

Review of Hague Ordinance

Article 2

It was proposed that we add language in the definition of "Short Term Rental Owner" to make the three year renting moratorium for new owners apply only to "arms length transactions". Thus, intra-family transactions would be excluded from the moratorium, such as when the "next generation" inherits a property or an owner puts it in a trust or LLC.

Sandra objects to the three year moratorium for new buyers; a buyer of her rental properties would have to wait three years to rent, even though the properties have been for rent for the previous 20 years. Josh said that Sandra can write out her objection and it will be attached to the ordinance when sent to the Town Board and the Planning Committee. (Any committee member can do this for an issue to which he or she objects.)

Chris objects to adding an exclusion for transactions that are not arms length. He believes the rules should apply to all cases equally.

Article 3

Paragraphs A & B could be combined but the committee decided to leave as is.

Article 4

Agreed to add a Paragraph E to say that new owners must wait three years before renting.

Article 6

Agreed to add a Paragraph E with same language as the new Article 4, Paragraph E (see previous).

Article 7

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

Agreed to add a Paragraph Q: Parking restricted to parking areas shown on the site plan submitted on the short term rental application. No on-street parking is permitted.

Article 8

There are two C and two D paragraphs. John will correct the lettering accordingly.

Paragraph D (first one): Language to be changed to show that the permit "shall" be revoked after a third violation.

Paragraph D (second one): We agreed to add language to say that violations are counted within a three year period. (Older violations are not considered.)

Next Steps

John will make edits and send to Josh tonight.

Josh will submit the ordinance to the Town Board for review and schedule a time for the committee to meet with the Town Board.

Following that, the ordinance would go to the Planning Committee.

Next Meeting

No future meetings are scheduled. A meeting with the Town Board will have to be planned later.