

**VILLAGE OF SARANAC LAKE BOARD OF TRUSTEES
39 MAIN STREET SARANAC LAKE NY
WORK SESSION MEETING AGENDA 5:30PM
MONDAY, OCTOBER 18, 2021**

**THIS WORK SESSION WILL BE HELD IN THE HARRIETSTOWN AUDITORIUM
ENTER THRU THE REAR OF THE BUILDING
WEBEX Address**

<https://franklincounty-ny.webex.com/franklincounty-ny/j.php?MTID=mc1743c70feb9acddab2ac7bf015ebaa7>

Meeting number (access code): 2310 073 1730

Meeting password: ttZmkN6P3n7

- A. CALL TO ORDER**
- B. DISCUSSION REGARDING SHORT TERM RENTALS**
- C. MOTION TO ADJOURN:**

RULES FOR PUBLIC HEARING COMMENTS AND

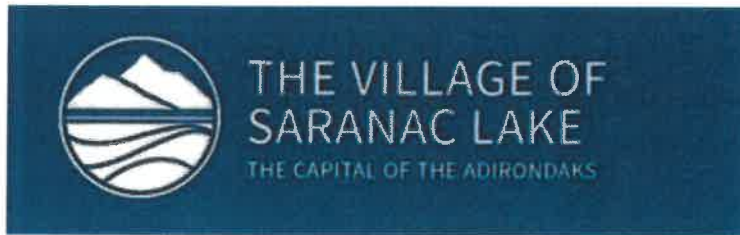
PUBLIC COMMENT PERIOD OF MEETINGS

- 1. Anyone may speak to the Village Board of Trustees during the public comment period of a public hearing or the public comment period of the meeting.**
- 2. As a courtesy we ask each speaker to give their name and village resident or not.**
- 3. Each speaker must be recognized by the chairperson before speaking.**
- 4. Individual public comment is limited to 3minutes and may be shortened by the meeting chairperson.**
- 5. When a meeting is attended by a group of people who share the same or opposing views on a public comment topic, the chair may require that the group(s) designate not more than two spokespersons and limit the total time public comment to 2.5 minutes for each point of view or side of an issue.**
- 6. Individual time may not be assigned/given to another.**
- 7. A public hearing is meant to encourage resident comment and the expression of opinion, not a direct debate, nor should a commenter be intimidated by a village board rebuttal, therefore public hearings are limited to public comment and should a village response be asked by individuals the response shall be generally given after the public hearing during the village board regular meeting, or subsequently, by telephone or letter, unless factual in nature where the facts are fully known by staff, in which case a village official may respond.**
- 8. All remarks shall be addressed to the board as a body and not to any individual member thereof.**
- 9. Interested parties or their representatives may address the board at any time by written or electronic communications.**
- 10. Speakers shall observe the commonly accepted rules of courtesy, decorum, dignity and good taste.**

Please note- During the course of regular business, discussion and commentary is limited to board members and village staff only. We ask for this courtesy, for the board and staff to conduct their business and discussion without interruption. All village board members and staff are available after the conclusion of a meeting for one on one discussion.

SHORT-TERM RENTAL REPORT

Village of Saranac Lake



October 7, 2021

Community Development Department

Introduction

Rentalscape data was finalized on 9/9/21.

The data included in this report was generated from Rentalscape on 9/16/21.

The data includes only short-term rental listings that are *Live Now*, which means the listing is active and the owner is accepting bookings. Rentalscape does show additional properties, but they are not identified since they are not currently being advertised on any online platform. The number of Live Now listings does change over time as owners list new properties or inactivate listings.

Existing Conditions

Identified STRs: 70 Properties (117 Listings)

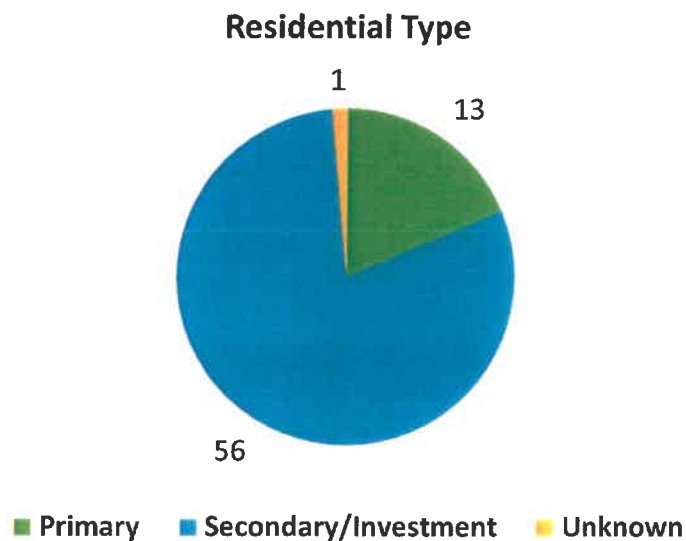
This is the total number of properties that were being advertised on the day the data was reviewed.

Residential Type

This category identifies whether the property is the primary residence of the owner or used as a second home or investment property.

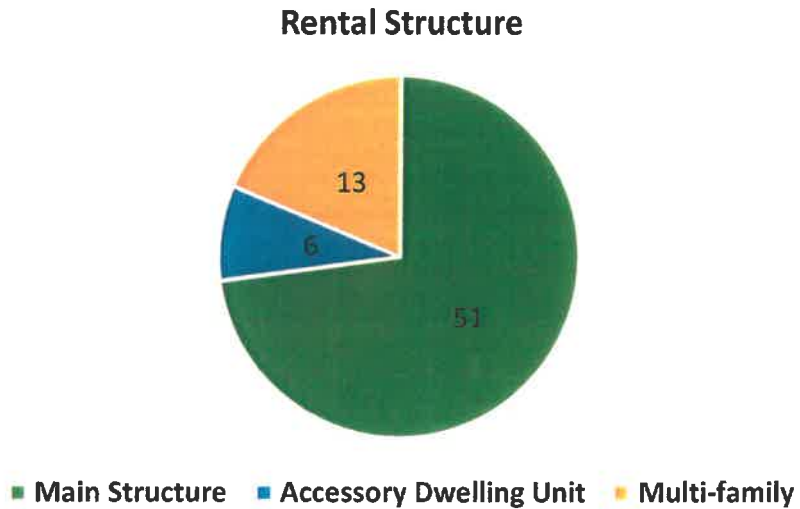
Primary = owner occupied (identified based on STAR program)

Secondary/Investment = second home or investment property



Rental Structure

This category identifies the type of structure that is being rented to guests.

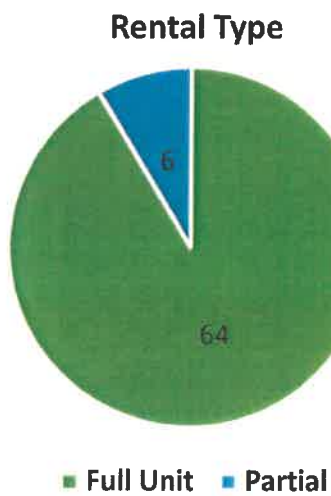


Rental Type

This category identifies the type of unit that is being rented to guests.

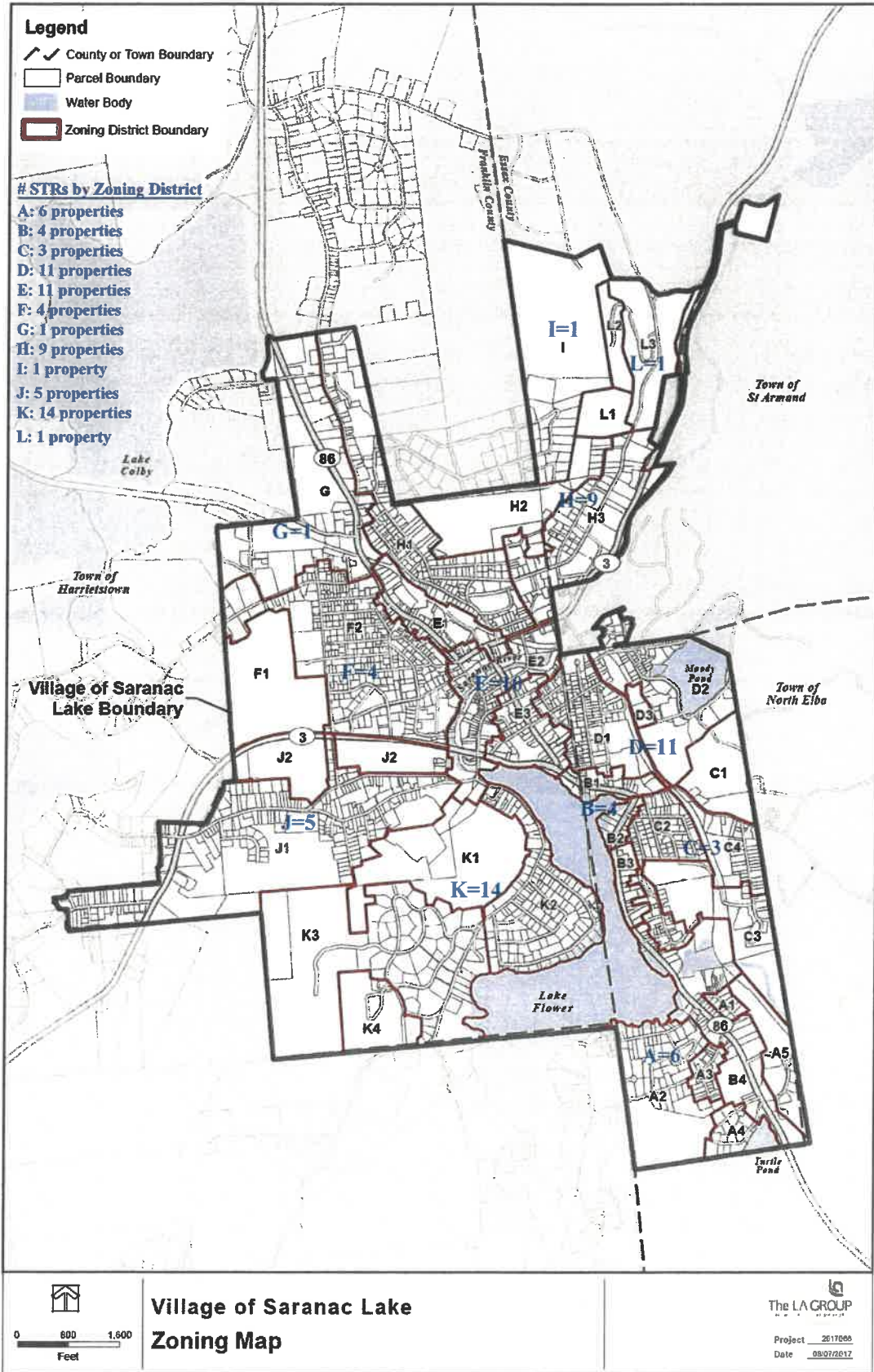
Full Unit = guest will have access to entire home or apartment

Partial = guest will be staying in a room or suite within the home or apartment



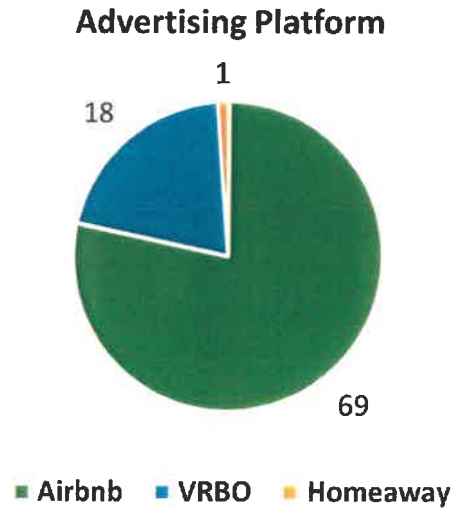
Zoning District

The maps shows the number of short-term rentals that are located in each zoning district.



Advertising Platform

This chart shows the number of properties that are advertising on each short-term rental platform. All properties are being advertised on Airbnb. Some owners advertise their listings on an additional platform.



Property Ownership

Number of Properties Owned

- 67 STR property owners own 1 property
- 2 STR property owners own 2 properties
- 1 STR property owner owns 5 properties
- 12 of the property owners are identified as an LLC, trust or company name

Primary Address of Owner(s)

- 43 STR properties are owned by individuals living in Saranac Lake
- 7 STR properties are owned by individuals living outside of Saranac Lake and within New York State
- 6 STR properties are owned by individuals living outside of New York State

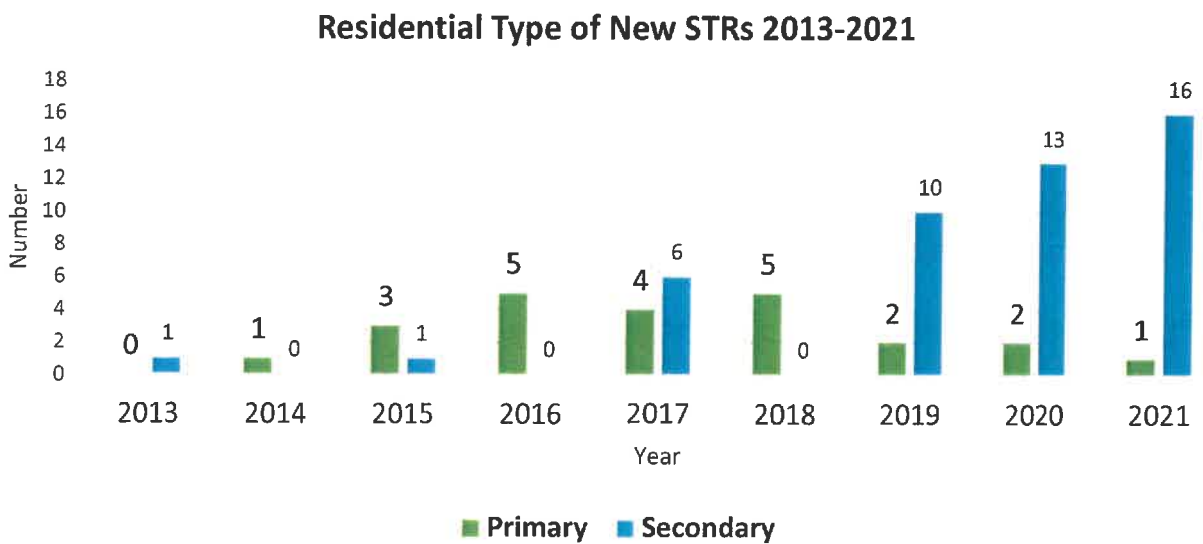
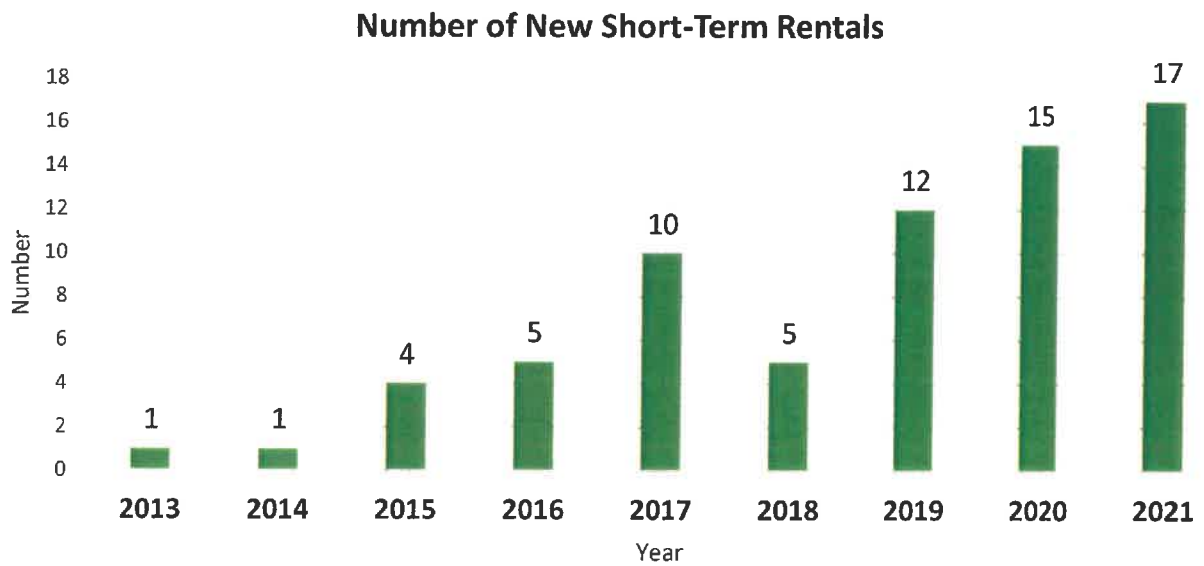
Hosts

- 64 individuals are listed as hosts for 1 property
- 5 individuals are listed as hosts for 2 properties
- 1 individual is listed as a host for 3 properties

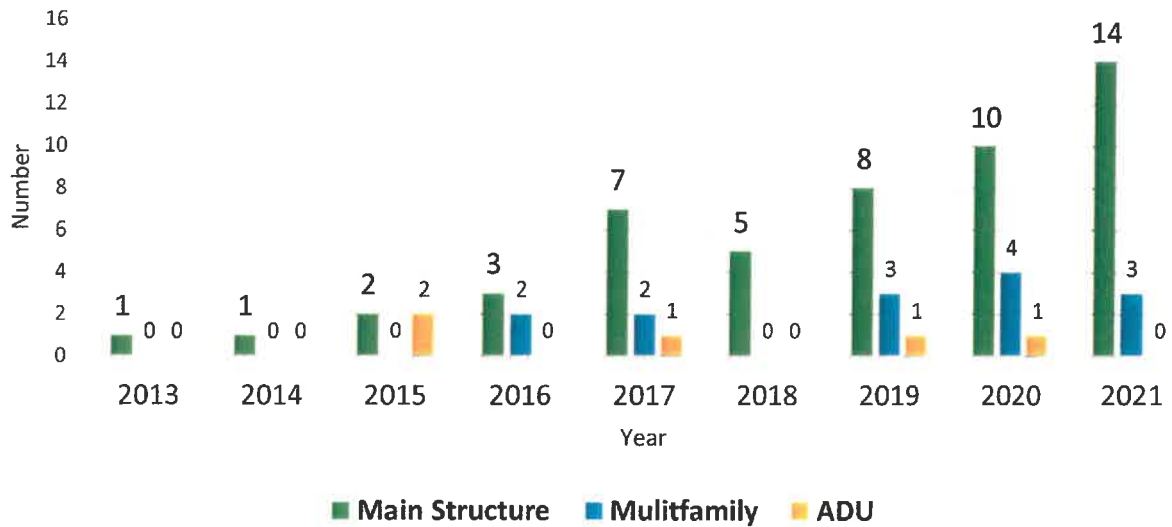
Trends

Rentalscape does not identify when a property was first listed on an advertising platform, so the data regarding trends is based on the date that the first review was written for each identified short-term rental property. This data was collected only for the properties that are Live Now (currently active listings). The following data does not represent the total number of short-term rentals that were active each year as it does not include listings that are no longer active. The purpose for presenting this data is to identify general trends in the number of and type of short-term rentals that are located in the Village of Saranac Lake.

Number of New Rentals 2013-2021



Rental Structure of New STRs 2013-2021



Next Steps

The proposed next steps are identified in the DRAFT Strategic Housing Plan.

- Resume the gathering of public input about the benefits, issues and impacts of short-term rentals.
- Complete policy research: examine relevant laws in the village; examine STR regulatory structure in similar communities; analyze enforcement capabilities.
- Define planning objectives - establish priorities to inform planning objectives and regulatory structure.
- Recommend a short-term rental regulatory structure.

Attachment A – Village of Saranac Lake Development Code: Allowed Uses

Village of Saranac Lake - Unified Development Code:
Schedule #1 - Allowed Uses

[Amended 7-9-2018 by L.L. No. 2-2018; 10-22-2018 by L.L. No. 4-2018; 12-9-2019 by L.L. No. 1-2020; 11-9-2020 by L.L. No. 7-2020]

Land Use Type:	Districts:																																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35				
Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required S Special Use Permit Required Note: Blank cells indicate use is not permitted.																																							
Residential																																							
1 Community House																																							
2 Dwelling, Manufactured Home	A																																						
3 Dwelling, Multi-Family				SP																																			
4 Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
5 Dwelling, Townhouse	SP				SP																																		
6 Dwelling, Two Family	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
7 Group Home	P	P	P	P	P																																		
8 Manufactured Home Community																																							
9 Rooming House					SP	SP																																	
Public, Institutional																																							
1 Ambulance Service																																							
2 Assisted Living Residence					SP																																		
3 Cemetery																																							
4 Club/Lodge					SP	SP																																	
5 College, Private																																							
6 Community Garden, Up to One (1) Acre	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
7 Community Garden, Over One (1) Acre	SP	SP	SP	SP	SP																																		
8 Day Care, Commercial																																							
9 Fire Department																																							
10 Garage, Public Parking																																							
11 Government Office																																							
12 Hospital																																							
13 Library																																							
14 Multi-Modal Trail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
15 Museum																																							
16 Nursing/Convalescent Home																																							
17 Park	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
18 Parking Lot, Public																																							
19 Place of Worship																																							
20 Public Utility Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
21 Railroad Depot																																							
22 Railway																																							
23 Recreation Facility, Public																																							
24 Rehabilitation Center																																							

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Land Use Type:	Districts:																																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35		
25 School					SP																																
Commercial																																					
1 Amusement and Recreation Services																																					
2 Antique Shop																																					
3 Agri-Business																																					
4 Artisan Workshop	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		
5 Arts Spaces	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		
6 Automotive Dealer																																					
7 Automotive Repair/Service																																					
8 Bank						A	A	SP	A																												
9 Bank, Drive-Through						SP	SP	SP	SP																												
10 Banking/Breakfast	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		
11 Boat Storage, Commercial																																					
12 Brewpub						SP	SP	SP	SP																												
13 Building Material Supply																																					
14 Car wash																																					
15 Cinema						SP	SP	SP	A																												
16 Driving Range																																					
17 Farmer's Market						SP	SP	SP	SP																												
18 Funeral Home																																					
19 Gasoline Station																																					
20 Gasoline Station/Auto Repair/Service																																					
21 Gasoline Station/Retail Sales																																					
22 Greenhouse, Commercial						SP	SP	SP	SP																												
23 Hotel/Motel						SP	SP	SP	SP																												
24 Housekeeping Cottage	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		
25 Kennel																																					
26 Marina, Type I						SP	SP	SP	SP																												
27 Marina, Type II						SP																															
28 Medical Clinic						A	A	A	A																												
29 Mixed Use						A	A	A	A																												
28 Multi-Use Building						SP	SP	SP	SP																												
29 Office						A	A	A	A																												
30 Outdoor Storage, Type II																																					
31 Personal Services						A	A	A	A																												

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Schedule #1 - Allowed Uses

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	District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District J-1	District J-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3				
Symbol Legend:	P Permitted SP Site Plan Review Required A Administrative Permit Required Ⓢ Special Use Permit Required Note: Blank cells indicate use is not permitted.																																						
32 Recreation Facility, Private						SP	SP	SP	SP								Ⓢ	SP	SP	SP			SP														SP		
33 Research and Development Facility						A	A	A	A								SP	A	SP	A			A					Ⓢ										SP	
34 Restaurant						A	A	A	A									A	SP	A			A														SP		
35 Restaurant, Drive Through										SP													Ⓢ																
36 Restaurant, Fast Food						A	SP	SP	SP									SP	SP	SP			SP															Ⓢ	
37 Retail Sales, Type I						A	A	A	A									A	SP	A			A					Ⓢ									SP		
38 Retail Sales, Type II						Ⓢ				Ⓢ								Ⓢ	Ⓢ				Ⓢ														Ⓢ		
39 Retail Sales, Outdoor						Ⓢ	Ⓢ	Ⓢ	Ⓢ									Ⓢ	Ⓢ				Ⓢ														Ⓢ		
40 Retail Store, Convenience						SP	SP			SP								SP	SP				SP															Ⓢ	
41 Sawmill																							Ⓢ															Ⓢ	
42 Self-Service Storage Facility																	Ⓢ						Ⓢ															Ⓢ	
43 Shopping Center										SP													Ⓢ																Ⓢ
44 Tavern						SP	SP	Ⓢ	SP									SP	SP	SP			Ⓢ																Ⓢ
45 Tourist Attraction						SP	Ⓢ	SP	SP									SP	SP	Ⓢ			SP																Ⓢ
46 Veterinary Clinic/Hospital						SP	SP	Ⓢ	SP									SP	SP	Ⓢ			SP																Ⓢ
Industrial																																							
1 Chemical and Petroleum Storage																							Ⓢ																Ⓢ
2 Contractor Storage Yard																	Ⓢ						Ⓢ															Ⓢ	
3 Heavy Equipment Repair																	Ⓢ						Ⓢ															Ⓢ	
4 Industry, Type I																	Ⓢ	Ⓢ					Ⓢ						Ⓢ									Ⓢ	
5 Industry, Type II																	Ⓢ						Ⓢ																Ⓢ
6 Milling										SP													Ⓢ																Ⓢ
7 Transfer Station																							Ⓢ																Ⓢ
8 Warehouse																	Ⓢ						Ⓢ																Ⓢ

For All Districts and Sub-Districts: Allowed accessory uses are those uses that are customarily subordinate and incidental to allowed principal uses.