

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, October 18, 2021
Work Session 5:30 PM

Meeting was held in person in the Harriestown Town Hall Auditorium following all COVID 19 safety guidelines. The meeting was also on WEBEX.

ROLL CALL FOR WORK SESSION: Present Mayor Clyde Rabideau
Trustees: Melinda Little, Thomas Catillaz, Trustee Richard Shapiro and Kelly Brunette
Staff also present: Village Manager, John Sweeney, Village Treasurer, Elizabeth Benson, Deputy Clerk/Treasurer, Lidia O'Kelly, Community Development Director, Jamie Konkoski and Village Attorney, Paul Van Cott.

DISCUSSION ON SHORT TERM RENTAL

Information discussed is attached and made part of these minutes.

MOTION TO ADJOURN

Chair Mayor Rabideau called for a motion to adjourn.

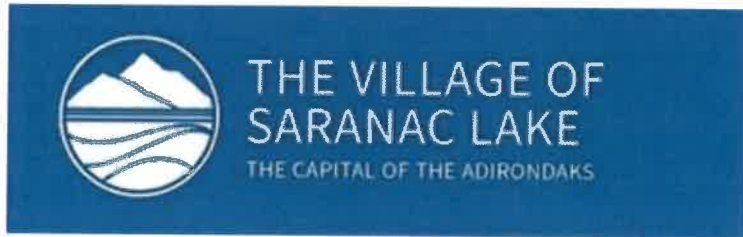
Motion: Catillaz Second: Little

Roll Call: Catillaz: yes, Little: yes, Brunette: yes, Shapiro: yes

Kareen Tyler, Village Clerk in absentia

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)

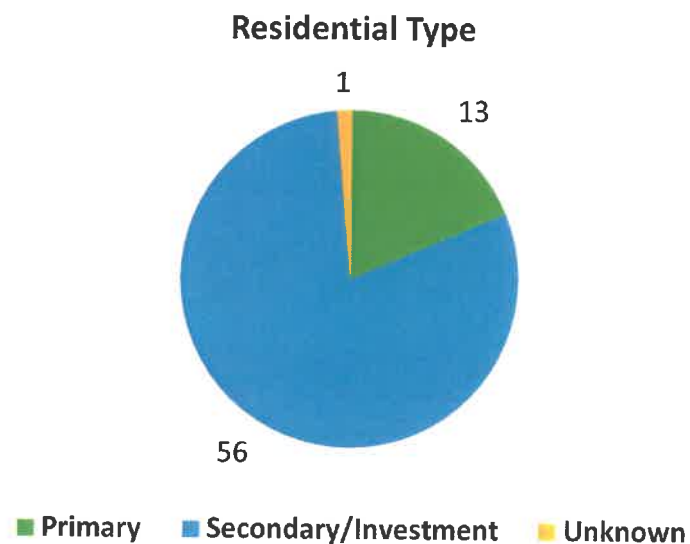
This is the total number of properties that were being advertised on the day the data was reviewed.

Residential Type

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

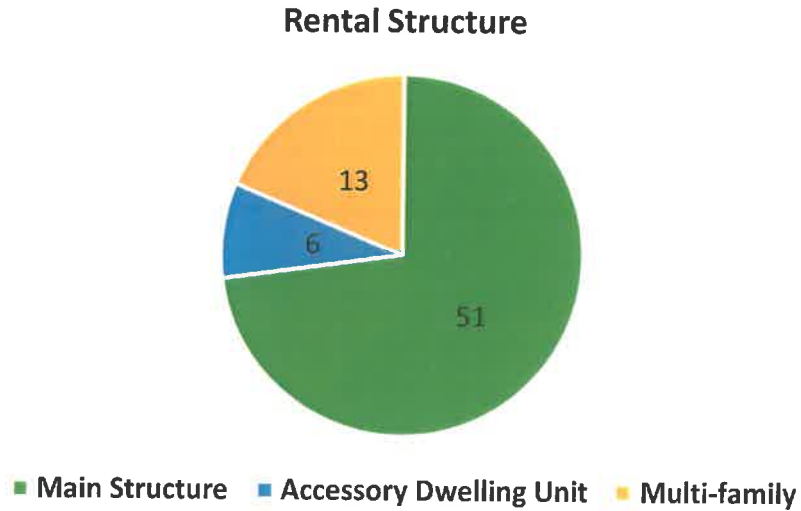
Primary = owner occupied (identified based on STAR program)

Secondary/Investment = second home or investment property



Rental Structure

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

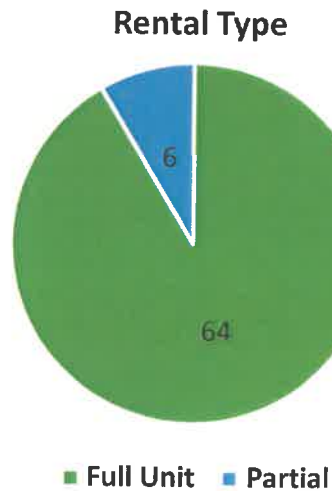


Rental Type

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

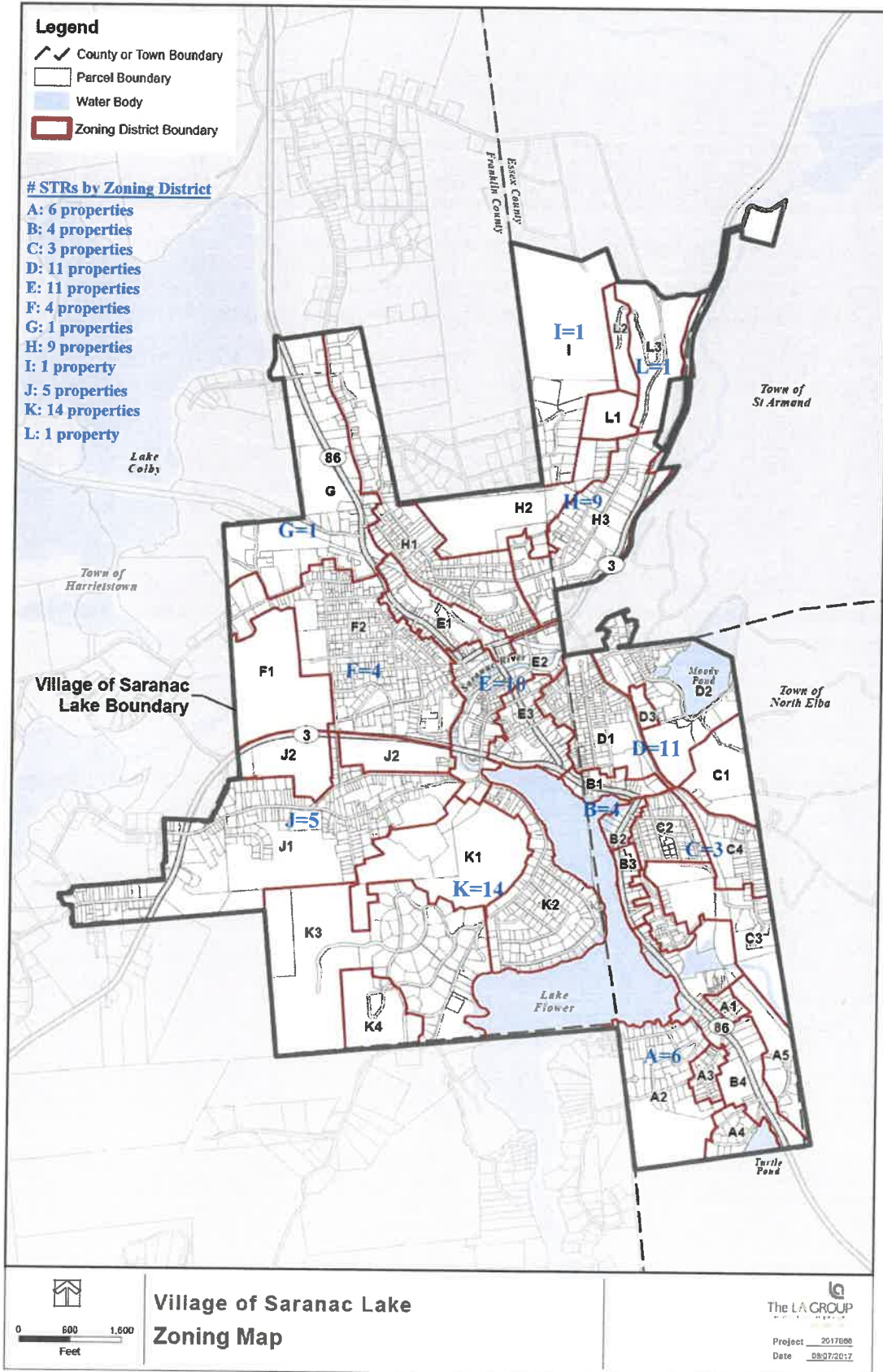
Full Unit = guest will have access to entire home or apartment

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



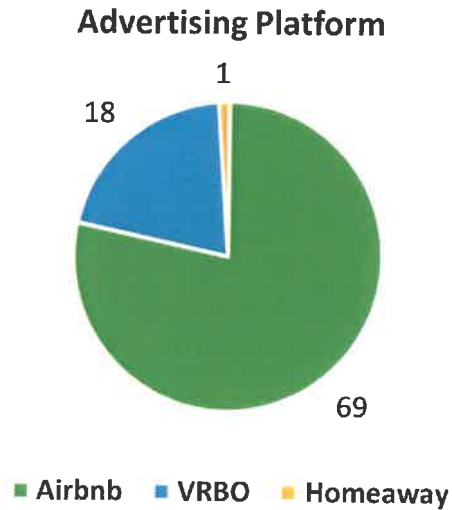
Zoning District

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

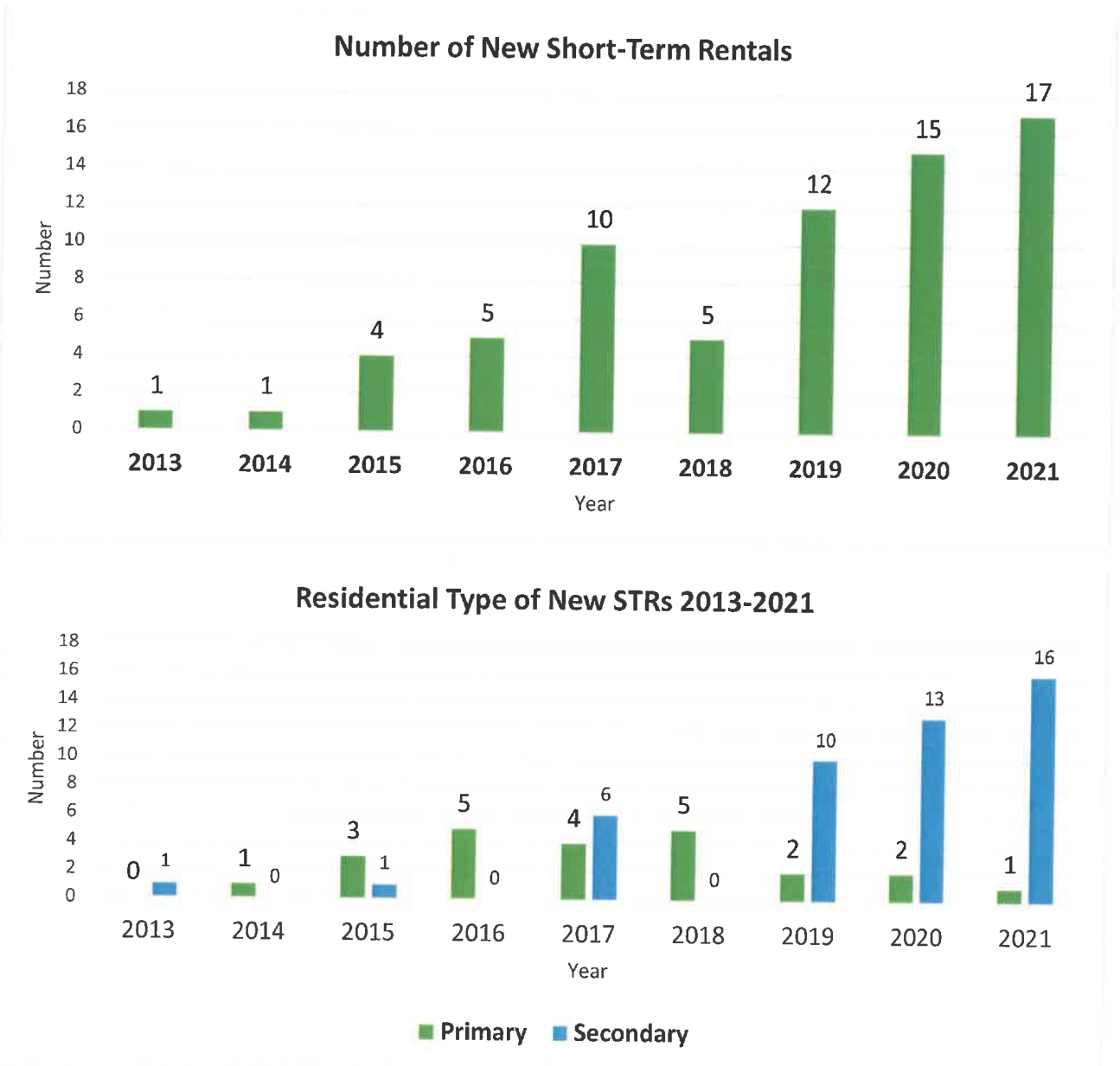
Hosts

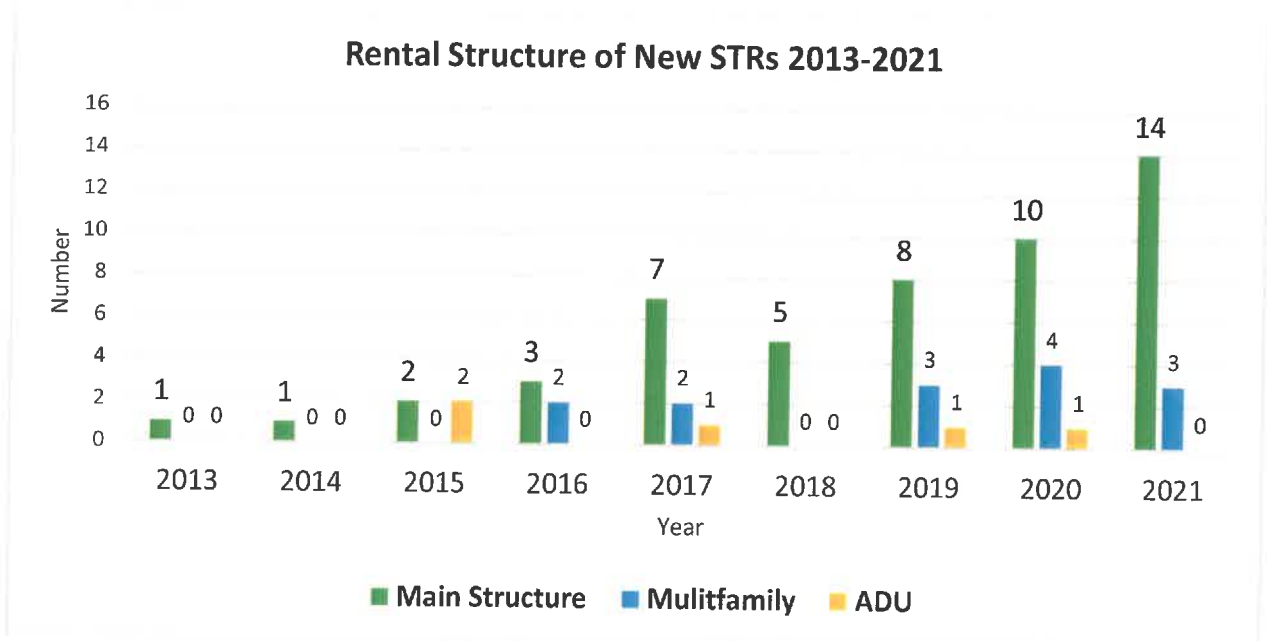
- 64 individuals are listed as hosts for 1 property
- 5 individuals are listed as hosts for 2 properties
- 1 individual is listed as a host for 3 properties

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





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																		S	S	S																				
2 Dwelling, Manufactured Home	A																																						S	
3 Dwelling, Multi-Family					SP	S		S		S	SP	SP	SP				SP	SP ¹	SP	S	S	SP	S																	
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	P		
5 Dwelling, Townhouse	SP	S	S		SP	S	SP	P	S	S	S	SP	SP	SP	S		SP	SP ¹	SP	S	S	SP	S																	
6 Dwelling, Two Family	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	S																																							
9 Rooming House					SP	SP	S	SP		S	SP	SP	S				SP	SP ¹	SP	S	S	SP	S																	
Public/Institutional																																								
1 Ambulance Service																			S	S	S																			
2 Assisted Living Residence					SP			S	S		S	S																												
3 Cemetery																																								
4 Club/Lodge	S				SP	SP																																		
5 College, Private					SP	S																																		
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	P		
7 Community Garden, Over One (1) Acre	SP	SP	SP	SP	SP																																			
8 Day Care, Commercial					SP	S																																		
9 Fire Department																																								
10 Garage, Public Parking					SP																																			
11 Government Office					SP																																			
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	SP	
15 Museum					SP	S	S	S	S																															
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	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	SP	
21 Railroad Depot																																								
22 Railway																																								
23 Recreation Facility, Public																																								
24 Rehabilitation Center																																								

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

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 ⊕ Special Use Permit Required Note: Blank cells indicate use is not permitted.																																							
32 Recreation Facility, Private						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																		SP		
35 Restaurant, Drive Through									SP														⊕															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									⊕																													SP		
39 Retail Sales, Outdoors						⊕	⊕	⊕	⊕								⊕	⊕	⊕				⊕															⊕		
40 Retail Store, Convenience						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	⊕				⊕															⊕	
46 Veterinary Clinic/Hospital						SP	SP	⊕	SP									SP	SP	⊕				SP															⊕	
Industrial																																							SP	
1 Chemical and Petroleum Storage																																							⊕	
2 Contractor Storage Yard																																							⊕	
3 Heavy Equipment Repair																	⊕																						⊕	
4 Industry, Type I																	⊕	⊕																					⊕	
5 Industry, Type II																																								⊕
6 Mining						SP											⊕																						⊕	
7 Transfer Station																																							⊕	
8 Warehouse																																							⊕	
Accessory Uses																																								⊕

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