

**Village of Cold Spring
Village Board of Trustees
85 Main Street, Cold Spring, New York 10516**

**Trustees Public Meeting
9-17-19**

The Village of Cold Spring Board of Trustees held a public meeting at the Cold Spring Fire Company, 152 Main Street on Tuesday September 17, 2019 at 7:30 pm. Present were: Mayor David Merandy and Trustees Marie Early, Lynn Miller, Frances Murphy and Steve Voloto.

The Village Board held a public meeting to solicit public opinion about short-term rentals in the Village. Mayor Merandy made opening remarks noting that:

- Those wishing to speak must sign in and will be called upon during the course of the meeting
- This is an issue for many towns and villages
- Cornwall, Rhinebeck, Irvington and Lake Placid have enacted short-term rental regulations
- There have recently been several complaints (about unruly behavior of guests staying at short-term rental properties)
- The current code, in effect, does not allow short-term rentals
- The Code Update Committee (CUC) is revising this code section, along with the code as a whole, regarding short-term rentals which proposes:
 - Short-term rentals be restricted in R-1 district
 - Owner must be present (when property is rented)
 - Only three or fewer rooms (in a given dwelling) may be rented

Public Comment

Carol Filmanski stated she is not opposed, but that a “delicate balance” must be maintained. Short-term rentals must be regulated, the numbers limited and they should be licensed.

Stephanie Hawkins stated that she supports regulation (of short-term rentals). Village should respond to impact (of short-term rentals) especially late-night partying. She stays at short-term rentals when she travels.

Irene Pieza stated that she lives adjacent to a well-known short-term rental. The owner should be present to supervise renters rather than it being the neighbors’ responsibility. Fire inspections are important.

Michelle McCoy read from a written statement saying that she lives next to a short-term rental and is in favor of them, but they must be regulated. The current high-occupancy (of some short-term rentals) is unacceptable. The owners must be present. Local regulations must be established including: fire safety inspection, insurance and registration and payment of a fee with the Village. Fines should be imposed for violations of the regulations.

Phil Heffernan stated that he runs a short-term rental. He agrees there are lots of “grey areas,” but that the monetary benefit for retirees (allowing them to stay in their homes) is great. Police shouldn’t be

called to respond to complaints. Short-term rentals should be regulated. There are lots of unrealistic fears, but only a small number of actual complaints. Owner should be present. There should be an occupancy tax.

Mike Armstrong asked how best to decide what is a good or bad impact upon the village? The Village should be able to exploit short-term rentals for revenue. There should be restrictions and a security deposit against complaints. In the past he and his wife have run a Bed and Breakfast from their home.

Kathy and Stephen Bogardus stated that they live on Parrott Street and that the character of their street is adversely impacted by short-term rentals. Short-term rental are a business and should not be allowed in residential areas. Current zoning laws are not enforced: how would new regulations be monitored? Elderly residents may not be comfortable with influx of strangers. There is a danger from real estate speculators.

David DeVico stated he is against short-term rentals. They are disruptive and not what the Village is about.

John Lane stated that they rent rooms in their house, which allows them to afford to stay in their home. He is in favor of short-term rentals, but with proportional and reasonable regulation. They provide benefits to local businesses.

Tony Bardes stated he is in agreement with the previous comments.

Eliza Starbuck, speaking for herself and not the Chamber of Commerce, stated she supports short-term rentals as good for business. Owners should be responsible. Short-term rentals should be regulated but not overly-restricted. The number of short-term rentals (in the Village) should be limited.

Monica Targli stated that she hosts a short-term rental. Many of her guests attend events at West Point. "Bad apples" are spoiling things for all. Owner presence is an onerous requirement. Regulations should be limited to solving problems.

Peter Henderson stated that owners should be present and that absentee owners disrupt the community.

Lorelei Bardes stated that the number of guests should be limited. She runs a short-term rental and has had no problems with any of their guests.

Tara Caroll hosts a short-term rental and agrees with many of the comments. It's not necessary for owners to be present, but they should be licensed. Parking is problematic (in the Village.) Cooking should be allowed.

Ethan Timm stated that the number of occupants should be regulated. Existing regulations should be enforced rather than adding new ones. There is a historic variety (in the Village) of short-term rentals and they are part of the character of the Village.

Ana Silverlink stated she is in favor (of short-term rentals) but with regulation. She lives next to a speculator's short-term rental and is concerned that older houses will be sold to speculators (rather than people intending to live in them.) Increased traffic is a danger to children.

Alison Antoine stated she is generally in favor (of short-term rentals). They are a good revenue generator for the Village.

Denise Friedly works with Phil Heffernan and stated that their guests have been "amazing, gracious and respectful." The financial impact (of short-term rentals) is good for the Village. Regulations are good but should not be overly-restrictive.

Tracy Binge owns a short-term rental in New Paltz and it has been a "positive experience." Requirement for owner presence is "counterintuitive."

Lara Demberg Voloto hosts a short-term rental. They should be owner-occupied. She is against speculators. Hosts must be responsible. Security deposits should be required. Parking restrictions are "impossible." Cooking should be allowed. Owner should not be required to be present in the house. Regulations should not be designed to eliminate short-term rentals.

Chris Daly stated he hosts a short-term rental. Regulations should be appropriate and not be designed to severely restrict. The Village could derive income (from short-term rentals.)

Marianne Sutton stated that nobody "wants the Village to become a ghost town." (referring to some European villages where there are no residents, but only short-term rentals.) The Board should solicit suggestions to differentiate between renters and speculators.

Kathleen Foley stated she sees both sides of the issue. Taxes (on short-term rentals) can be a source of revenue for the Village to cover expenses. Enforcement must happen and the Village should have its own building inspector (with salary financed through short-term rental fees.) Rather than the owner being present, an authorized local agent could act as the responsible party.

Marie Early stated short-term rental owners should apply for the required special permit.

Aaron Wolff stated that increased short-term rentals in the Village may cause "deterioration of the community"; losing housing stock and residents who volunteer in the community and threatens the existence of the Village. He is in favor of "owners not renters." Regulations must work and be easy to follow.

The meeting ended at 9 pm.

Submitted by: M. Mell

Mayor David Merandy

Date