

# Short Term Rental Public Information Session

May 5, 2022

Town of North Elba / Village of Lake Placid Community  
Development Commission



Why we are doing this...  
Current Status...  
For Discussion ...  
Next steps and resources

# Then and .....

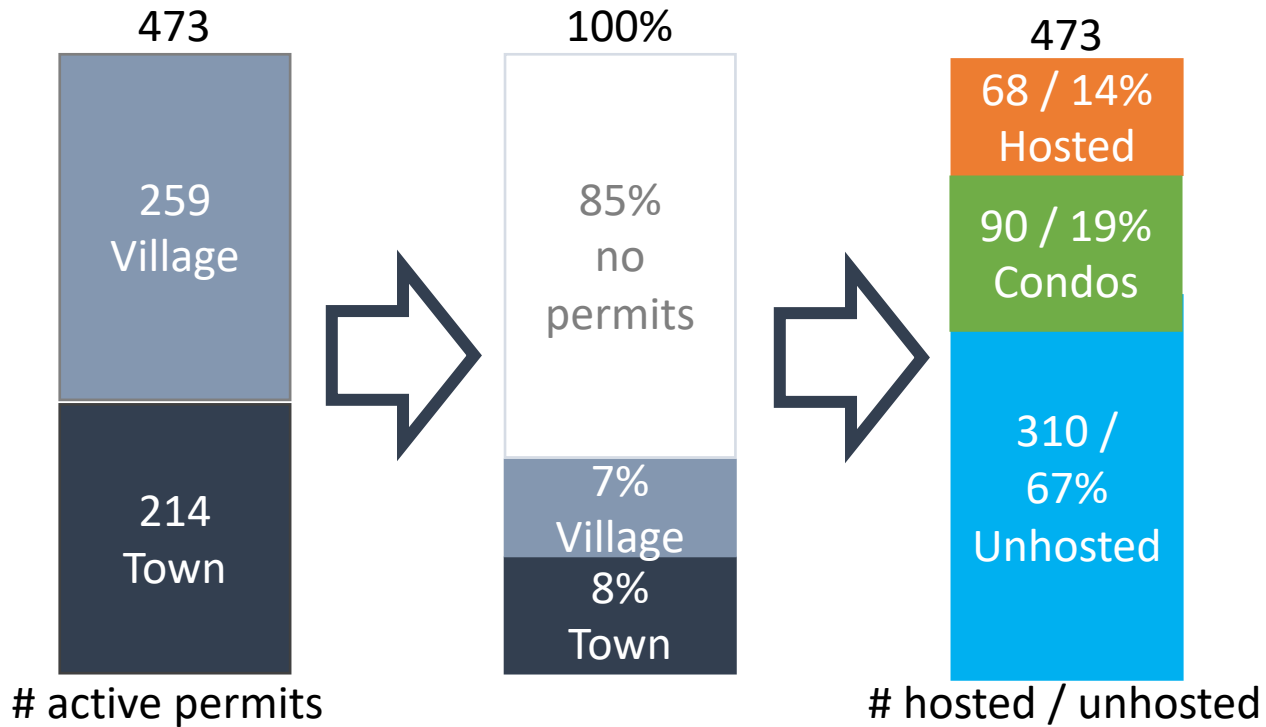


Comprehensive Plan  
calls for regulating  
Short Term Rentals

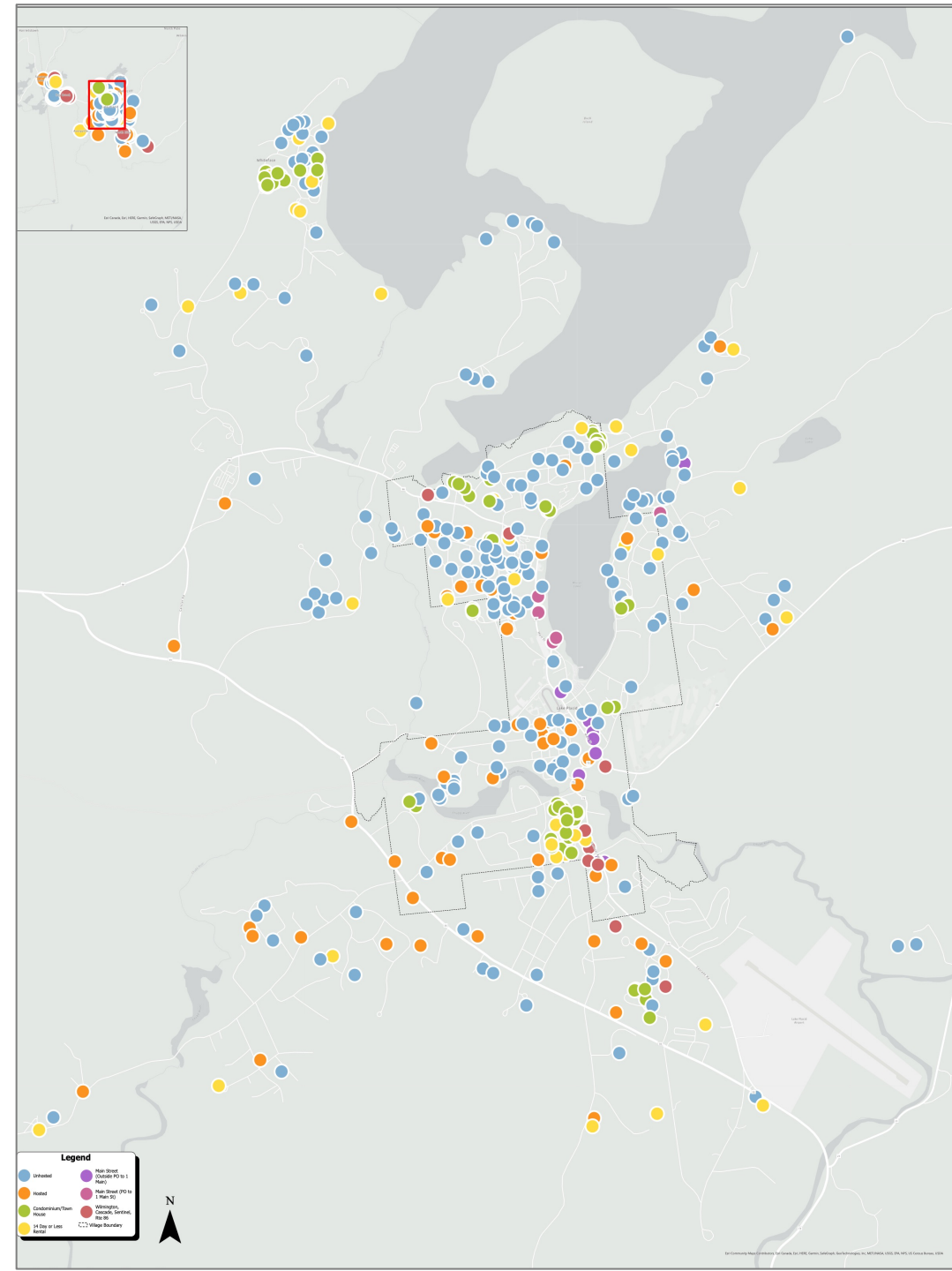
Forums, Public  
Hearings

Mar '20: Short Term  
Rental laws enacted  
Addressed health and  
safety issues  
Sought to achieve  
balance between long  
and short term  
Set up a permit  
system

# Current permits

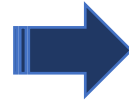


*115 complaints Mar '2020 – Apr '2022*



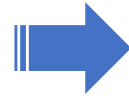
# Enforcement process

 Encourage appropriate behavior

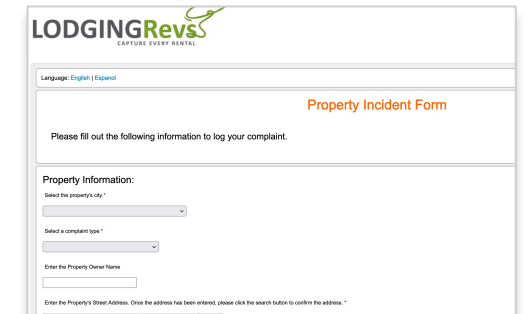


**Good Neighbor Pamphlet**  
Renter guide & resources in each unit

 Handle complaint  
First steps

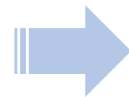


  
**Neighbor to neighbor**



<https://lodging.munirevs.com/complaint/> or 518-739-7906

Handle complaint  
Next steps



  
**Civil – permit  
suspended / revoked**

  
**Criminal – fines / jail  
time**

# Public's perceptions helped to shape the ideas

- ◆ Hosted and unhosted Short Term Rentals (STR) operate differently

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- ◆ STRs impact neighborhoods

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- ◆ STRs *“seem to be like a business”*

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- ◆ STRs reduce the availability of full-time residential housing

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- ◆ STRs provide income opportunities for full-time residents / property owners

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- ◆ STRs generate broader economic activity

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..... now



2022

*Asking for specific feedback at the public open house and in the surveys*

- Do you agree the existing STR regulations are sufficient?
  - manage nuisance issues (noise, parking and trash removal)
  - enable efficient complaint submission and response?
  - help to balance long and short term use?
  - support opportunity for long term housing?

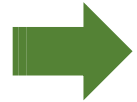
# Today's purpose

Share  
ideas to  
help  
facilitate  
public  
discussion



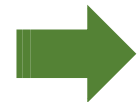
## **Prepare for open houses**

Saturday, May 14, 10:00am – 12:00pm  
Monday, May 16, 5:30pm – 7:30pm  
Lake Placid High School cafeteria



## **Get ready to take a survey**

Available at open house & online



## **Access resources**

[Land Use Code – Short Term Rental Updates](#)

***Questions & input: email to [hbreen@northelba.org](mailto:hbreen@northelba.org)***

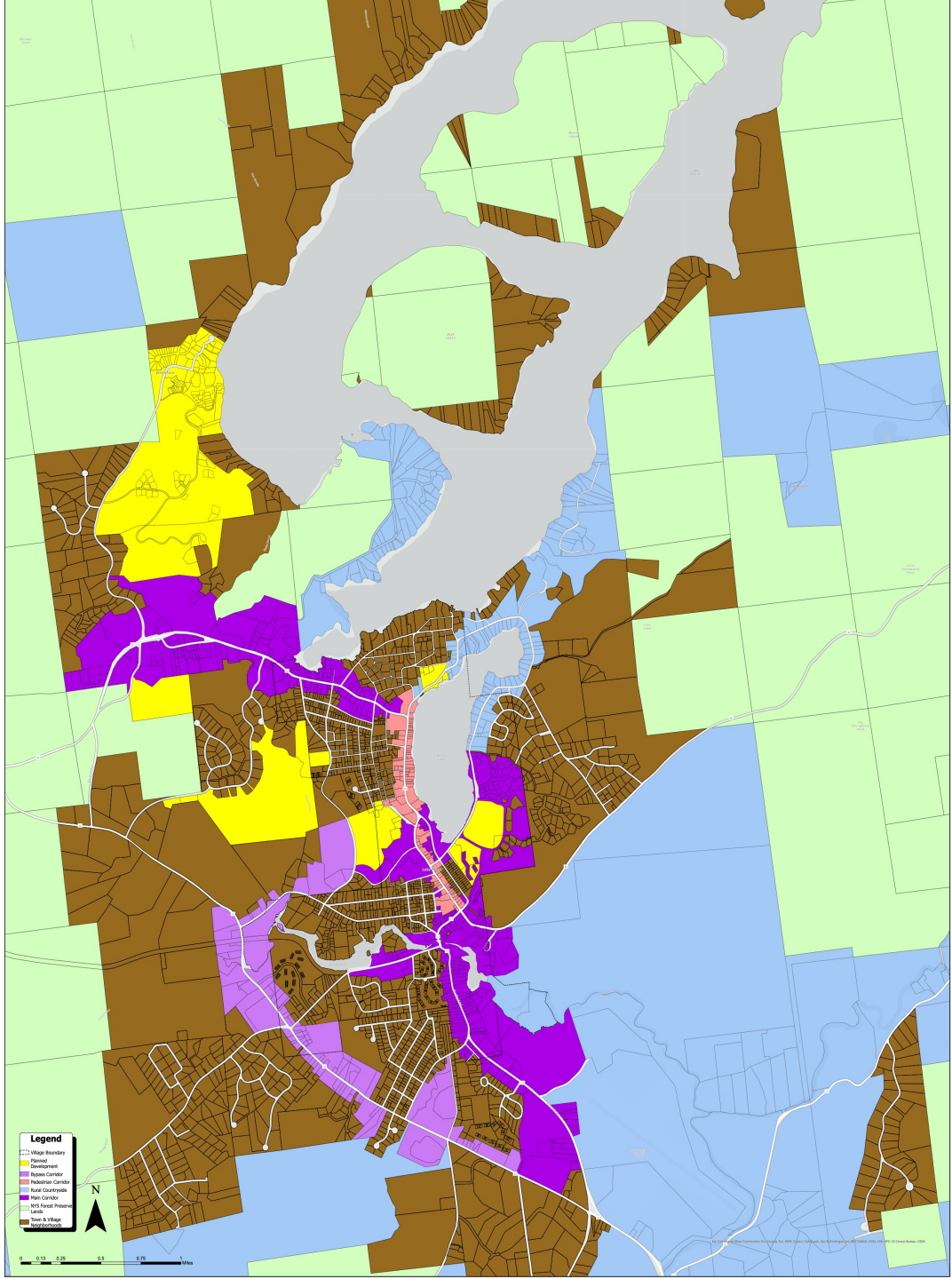
# Definitions for short term accommodations

Type		Description	Approval
Single Unit	14 Day	Owner resident may or may not be present	Permit via Building & Planning Office
	Hosted Short Term Rental	Owner resident is present on site over night & living there 184+ days / year	Permit via Building & Planning Office
	Unhosted Short Term Rental	Owner resident is not present on site	Permit via Building & Planning Office
Multi Unit	Bed & Breakfast Hosted (2-5 units)	Updated: current Bed & Breakfast Owner resident is present on site over night & living there 184+ days / year	Conditional Use in zones where allowed via Joint Review Board
	Inn Unhosted (2-5 units)	New: Inn Owner resident is not present on site	Conditional Use in zones where allowed via Joint Review Board
	Hotel Unhosted (6+ units)	Updated: current Hotel Owner resident is not present on site	Conditional Use in zones where allowed via Joint Review Board

"Unit" = portion of a or entire house / building that is rented.



# Ideas for integrating with existing Land Use Code



# Main Corridor

## Approach

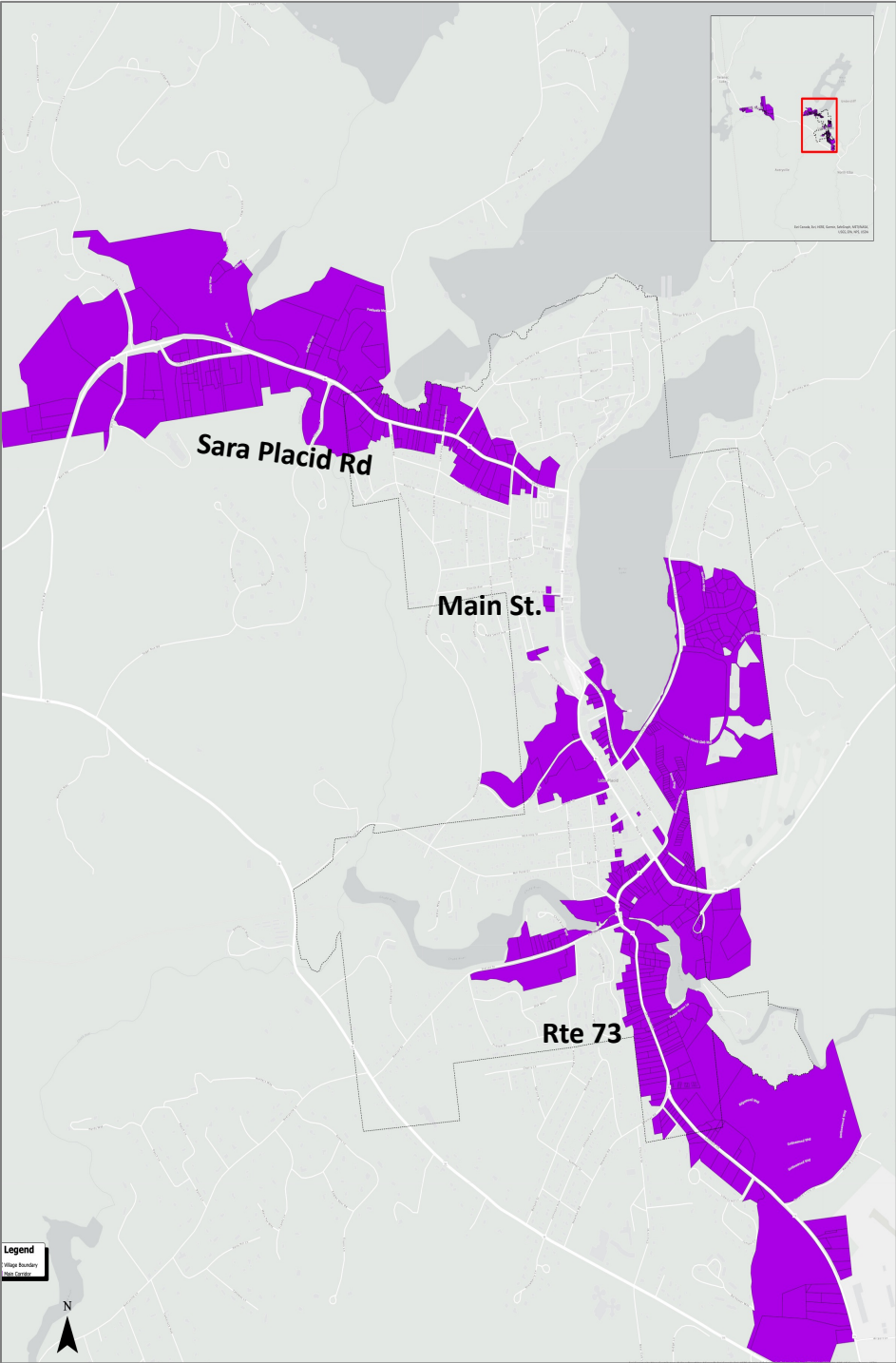
- Intense commercial use
- Hotels and B&Bs currently allowed

## Existing base zone

- Gateway Corridor
- Village Center

## Subtract

- Main St Pedestrian area (becomes its own STR zone)



Type		Today	Tomorrow
Single Unit	14-Day	✓	✓
	Hosted STR	✓	✓
	Unhosted STR	✓	✓
Multi Unit	B&B Hosted (2-5)	✓	✓
	Inn Unhosted (2-5)	✓	✓
	Hotel Unhosted (6+)	✓	✓

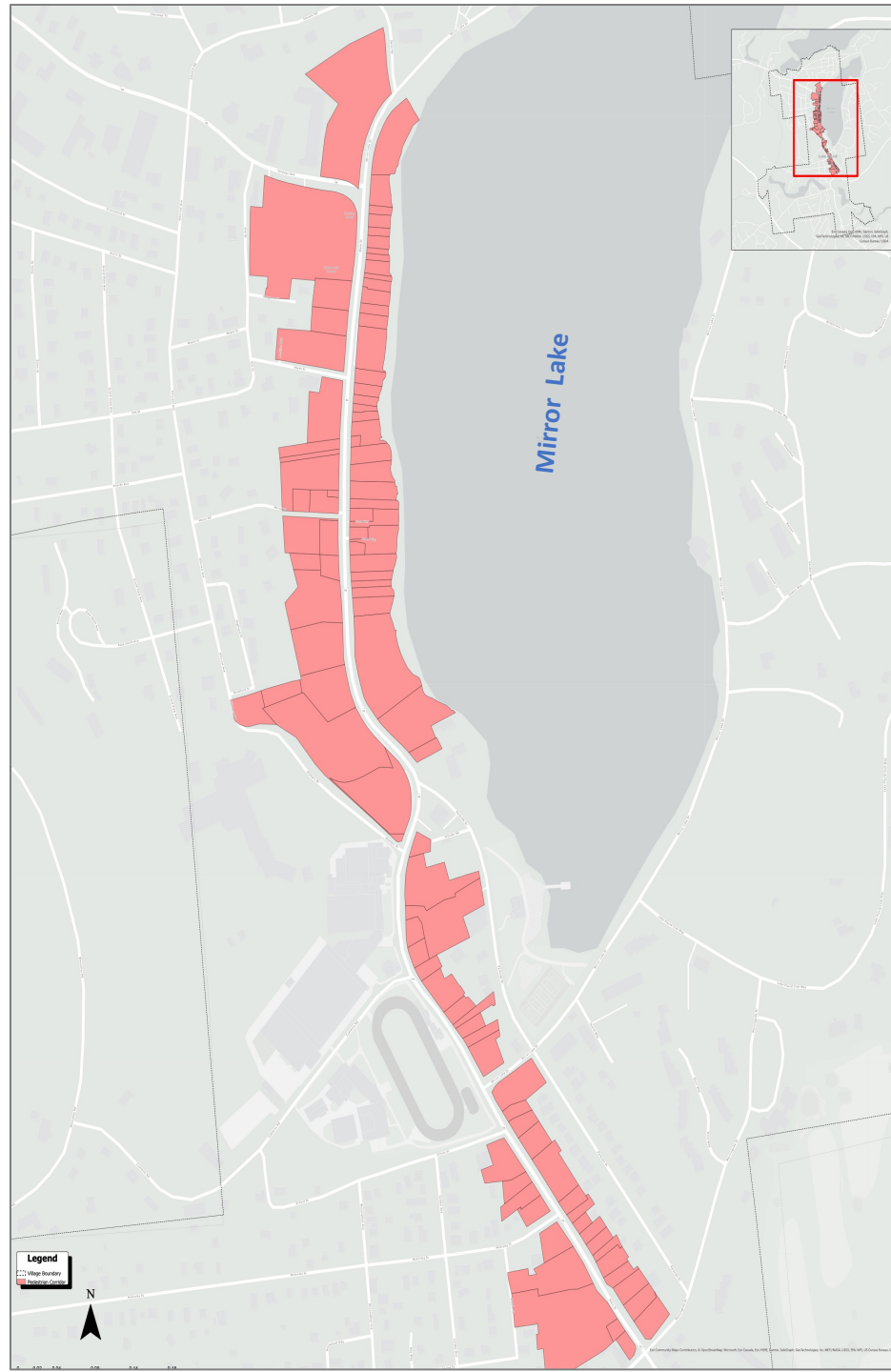
# Pedestrian Corridor

## Approach

- Heavy foot traffic with street level retail / hospitality
- Maintain vitality of retail & hospitality business

## Suggested

- Pedestrian portion of Village center



Type		Today	Tomorrow
Single Unit	14-Day	✓	✓ *
	Hosted STR	✓	✓ *
	Unhosted STR	✓	✓ *
Multi Unit	B&B Hosted (2-5)	✓	✓
	Inn Unhosted (2-5)	✓	✓
	Hotel Unhosted (6+)	✓	✓

\* Street level STR not allowed

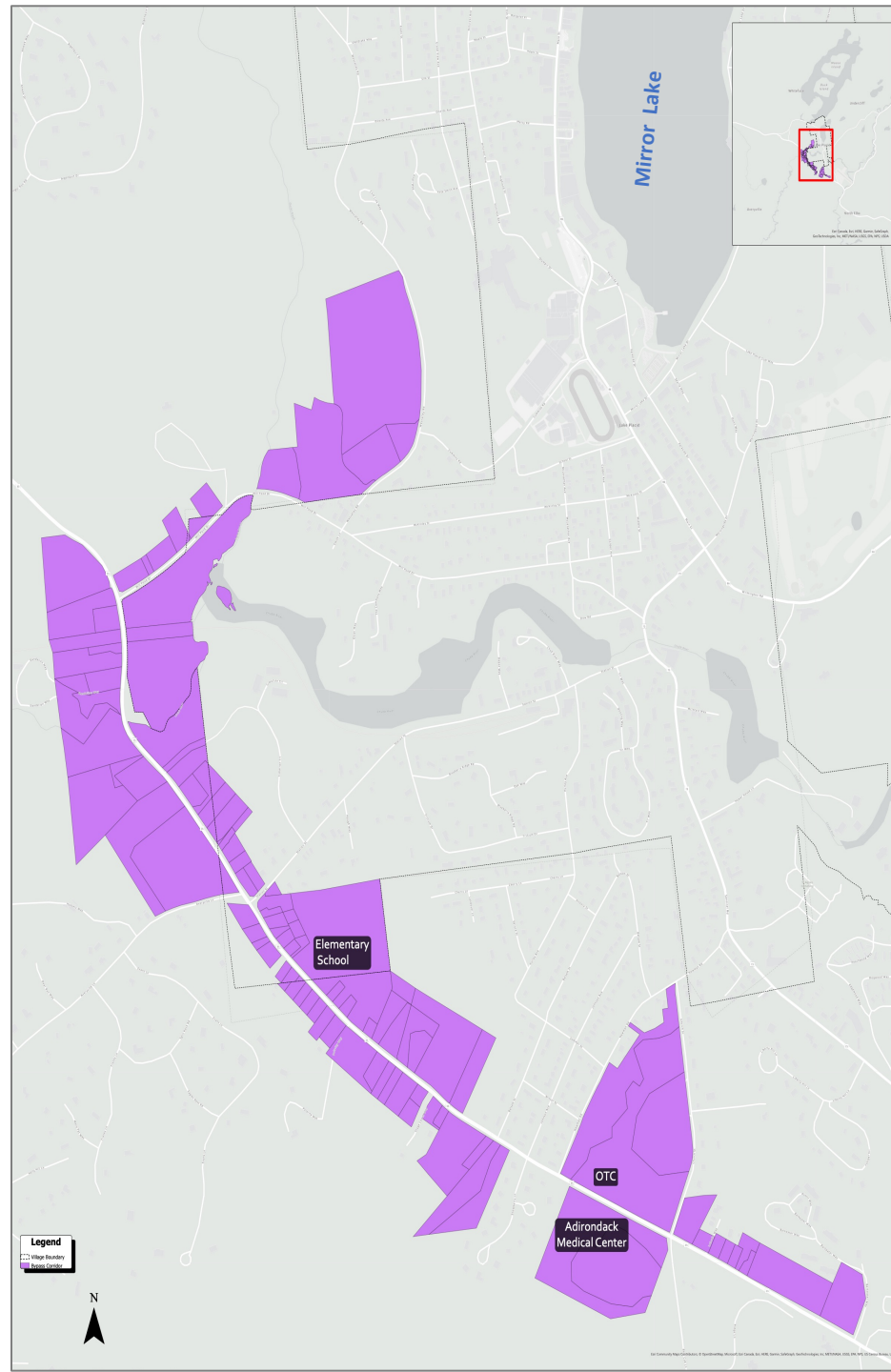
# Bypass Corridor

## Approach

- Mostly residential with institutions and facilities
- Maintain B&B conditional use while excluding hotels
- Alternative artery through area

## Existing base zone

- Old Military Corridor



Type		Today	Tomorrow
Single Unit	14-Day	✓	✓
	Hosted STR	✓	✓
	Unhosted STR	✓	✓
Multi Unit	B&B Hosted (2-5)	✓	✓
	Inn Unhosted (2-5)	✗	✗
	Hotel Unhosted (6+)	✗	✗

# Town / Village Neighborhoods

## Approach

- Most lots less than 0.5 acres: minimize disruption
- Lower assessed values: more opportunity for workforce housing
- Environmental concerns

## Existing base zone

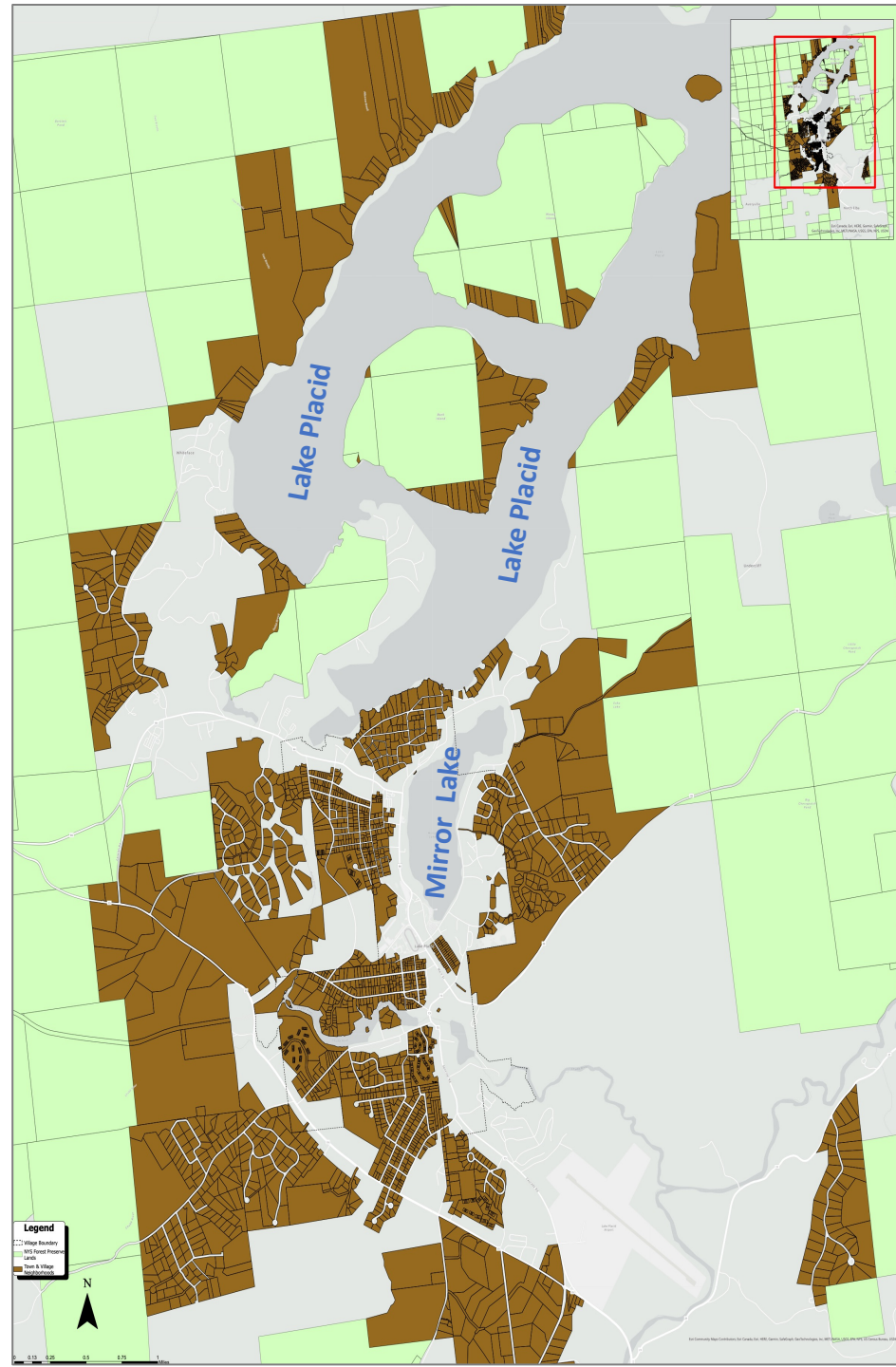
- Village & Town Residential
- North & South Lake Residential

## Add

- Deerwood

## Subtract

- North Mirror Lake
- Ruisseaumont Road
- Peninsula



Type		Today	Tomorrow
Single Unit	14-Day	✓	✓
	Hosted STR	✓	✓
	Unhosted STR	✓	X
Multi Unit	B&B Hosted (2-5)	✓*	X
	Inn Unhosted (2-5)	X	X
	Hotel Unhosted (6+)	X	X

\* Except North & South Lake Residential Zones

# Rural Countryside

## Approach

- Larger lots: less disruption
- Higher assessed values: less opportunity for workforce housing

## Existing base zone

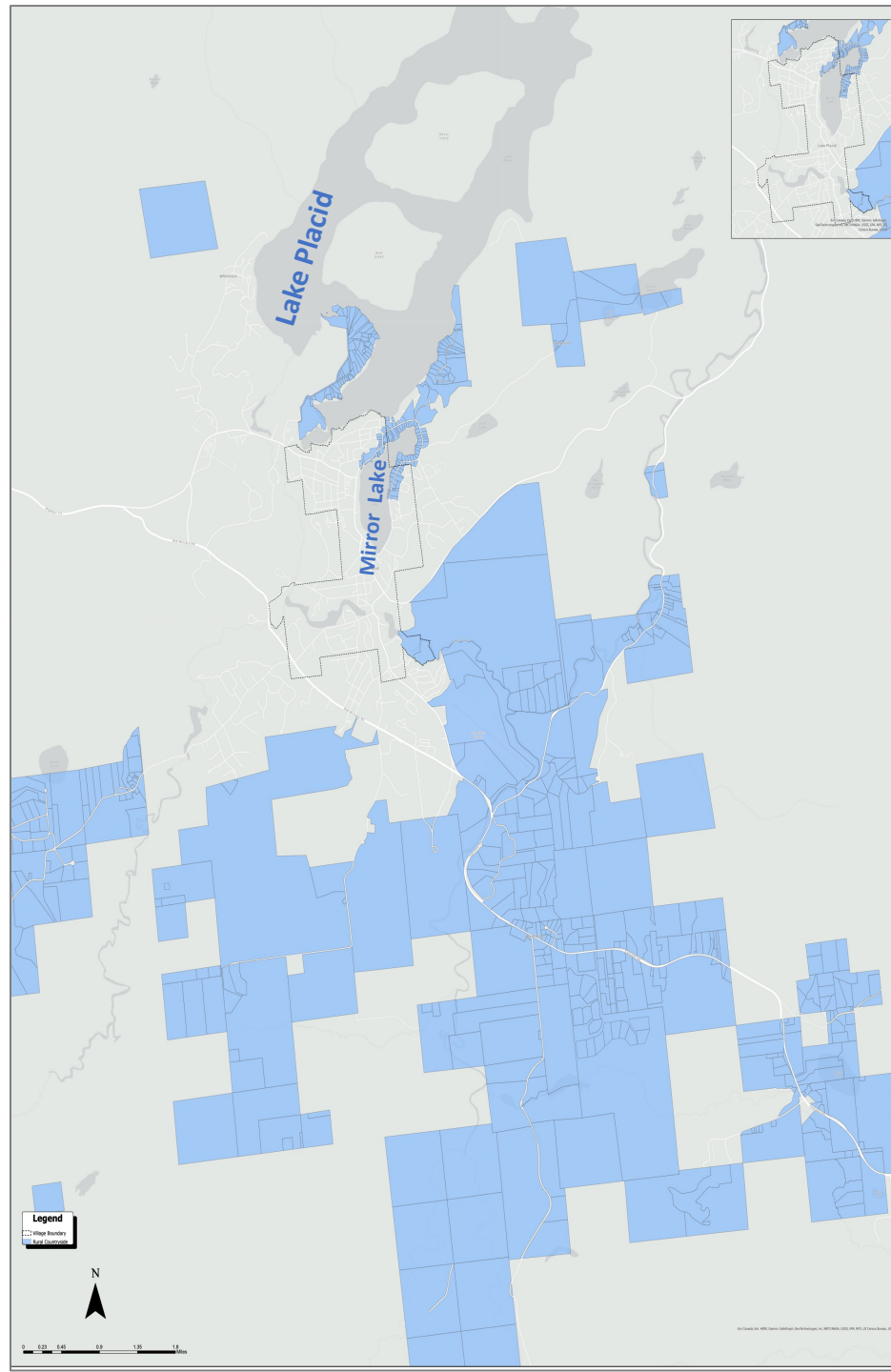
- Rural Countryside zone

## Add

- North Mirror Lake
- Ruisseaumont Road
- Peninsula

## Subtract

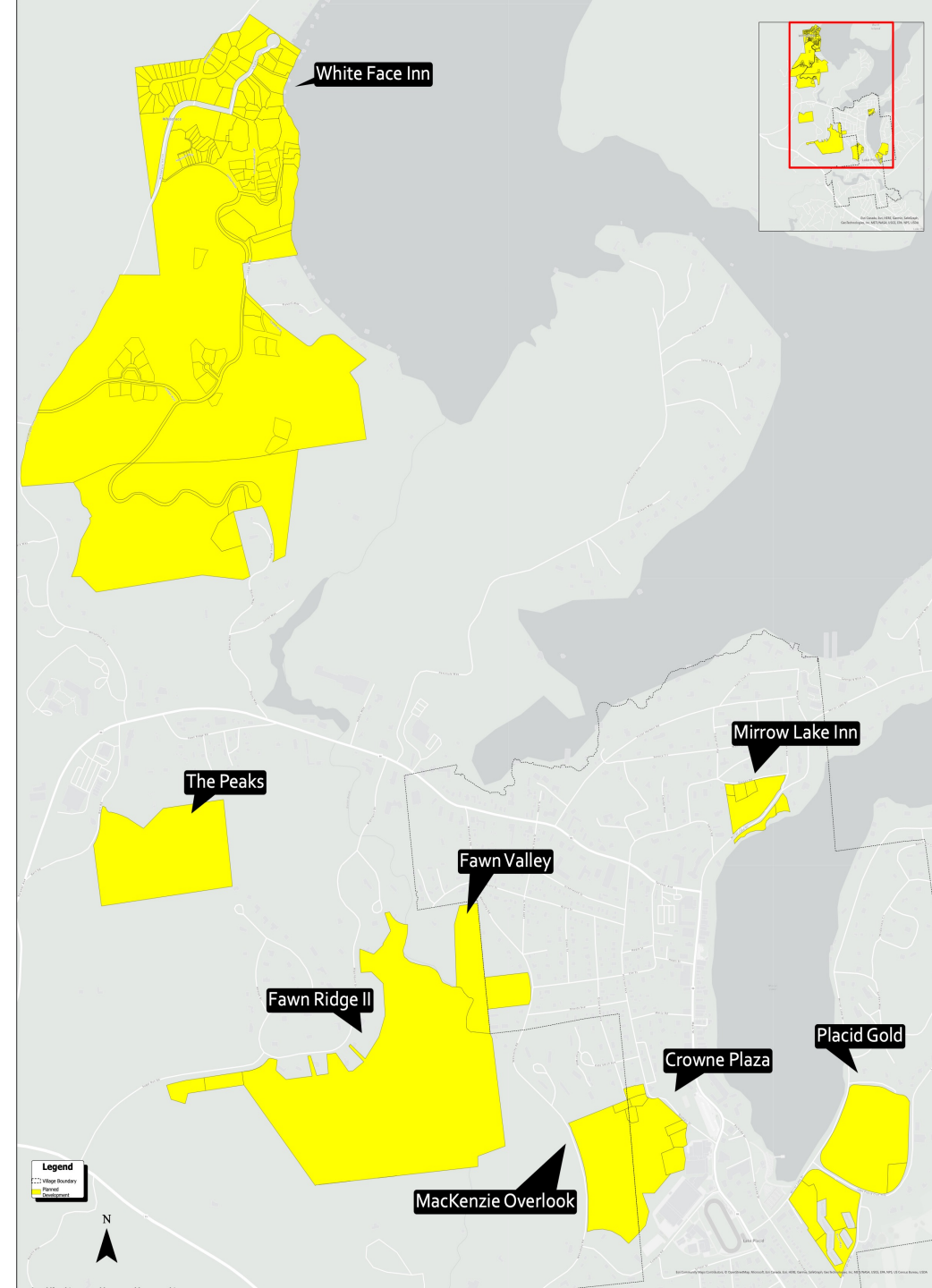
- Deerwood



Type		Today	Tomorrow
Single Unit	14-Day	✓	✓
	Hosted STR	✓	✓
	Unhosted STR	✓	✓
Multi Unit	B&B Hosted (2-5)	✓	✗
	Inn Unhosted (2-5)	✗	✗
	Hotel Unhosted (6+)	✗	✗

# Planned Developments

- Eight existing Planned Developments
- Each is a designated area and developed as a “unit”
- Recommended by Joint Review Board
- Approved by the Town and/or Village Boards
- Uses can be different from the underlying, existing zone in which it is located



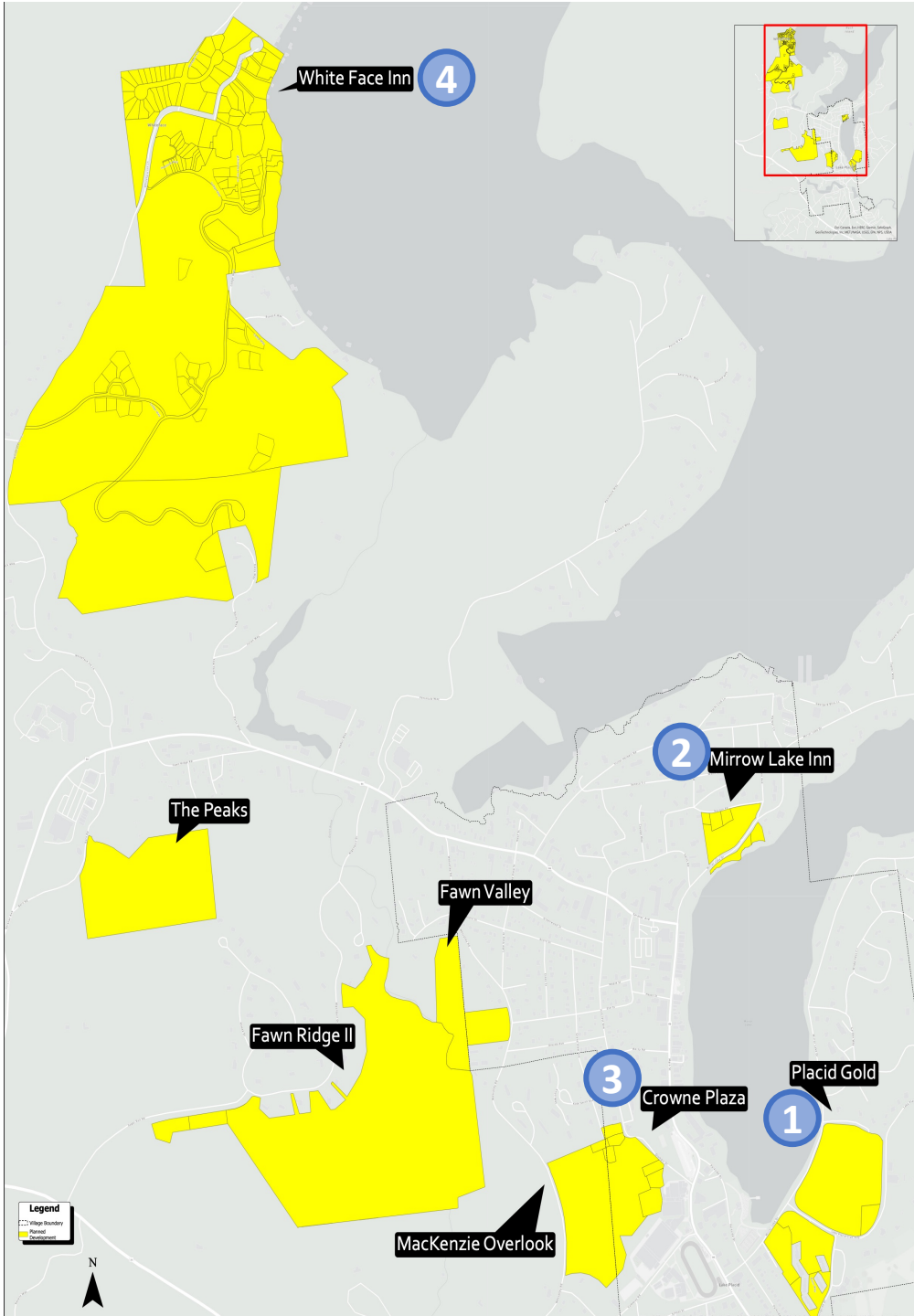
# Existing Resort / Hotel PDs

## Current

- 1 Sections of Historic Lake Placid Club (incl. Hampton Inn)
- 2 Mirror Lake Inn
- 3 Crowne Plaza
- 4 Whiteface Club & Resort

## Why

- Maintain current status



Type		Today	Tomorrow
Single Unit	14-Day	✓	✓
	Hosted STR	✓	✓
	Unhosted STR	✓	✓
Multi Unit	B&B Hosted (2-5)	✓	✓
	Inn Unhosted (2-5)	✓	✓
	Hotel Unhosted (6+)	✓	✓



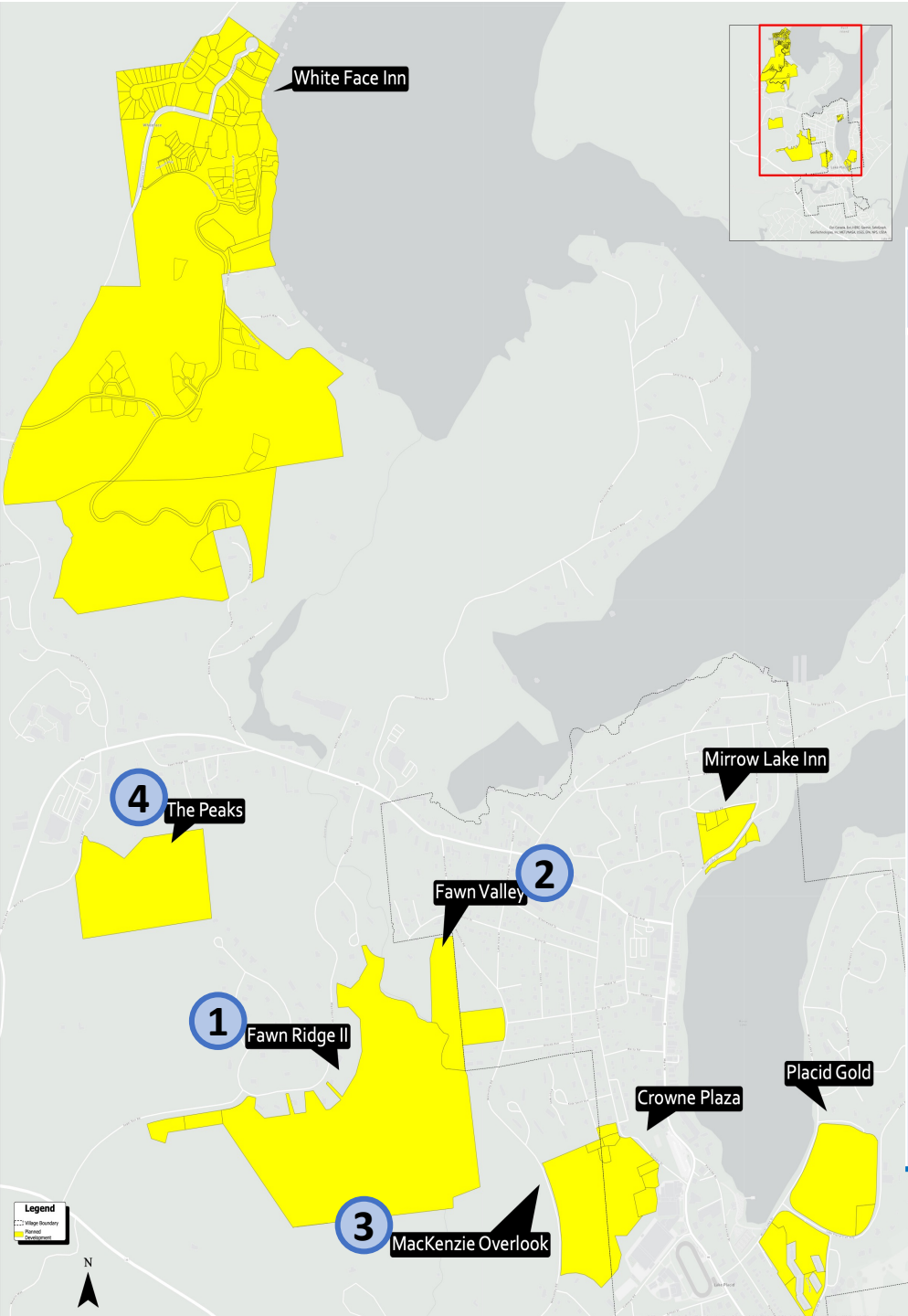
# Existing Residential PDs

## Current

- 1 Fawn Ridge II
- 2 Fawn Valley
- 3 MacKenzie Overlook
- 4 The Peaks (formerly Cell Science Center)

## Why

- Maintain current status



Type		Today	Tomorrow
Single Unit	14-Day	✓	✓
	Hosted STR	✓	✓
	Unhosted STR	✓	✗
Multi Unit	B&B Hosted (2-5)	✗	✗
	Inn Unhosted (2-5)	✗	✗
	Hotel Unhosted (6+)	✗	✗

# Condominiums and townhomes

## Current

- Pine Hill
- Balsams
- River Bend
- Harbor Condos
- Sentinel Pines
- Water's Edge
- Etc.

## Proposed

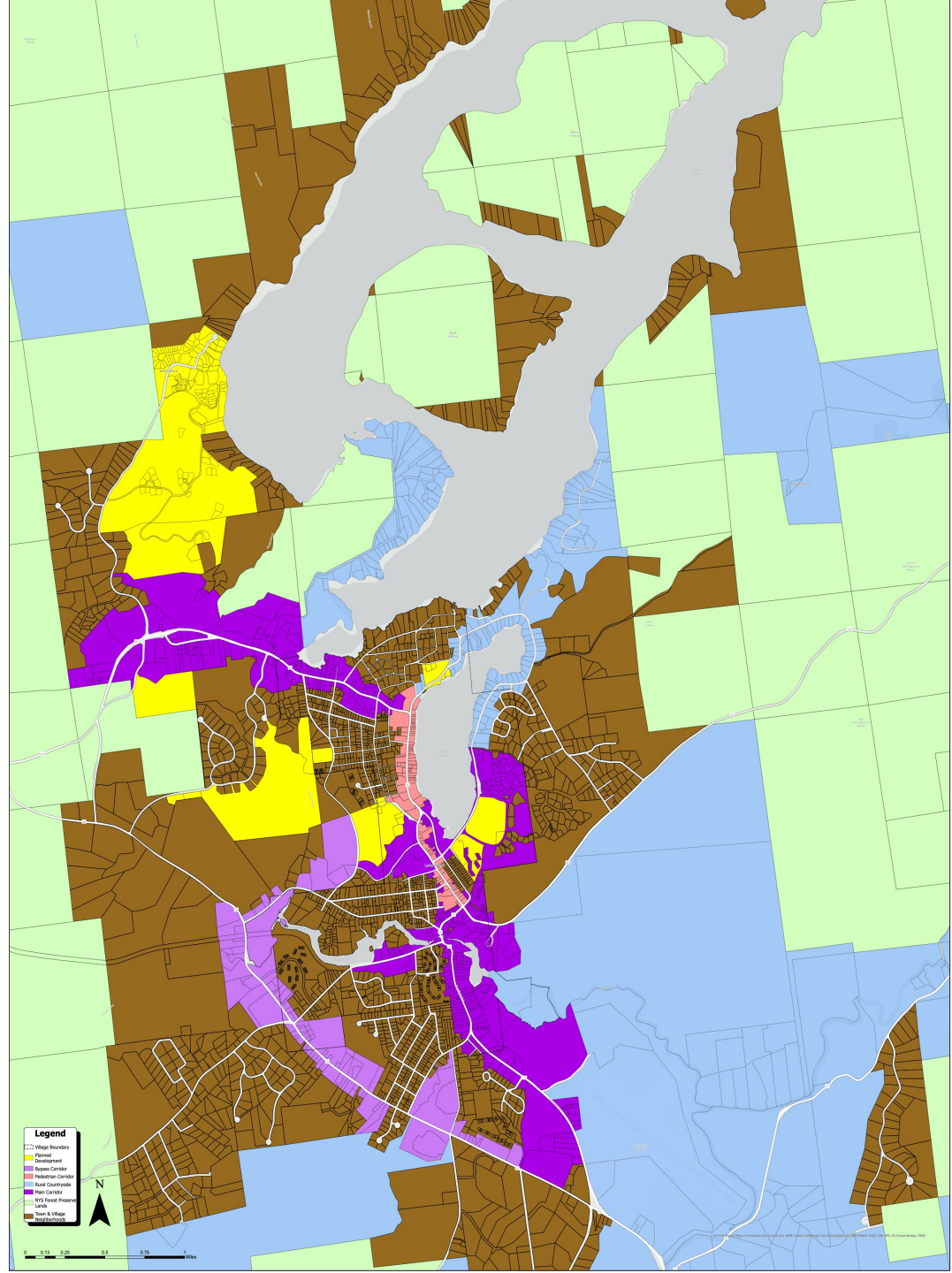
- Existing keep current status
- New follow proposed changes of their location



Type		Current	New
Single Unit	14-Day	Can keep and renew permits	Follow the rules in their location
	Hosted STR		
	Unhosted STR		
Multi Unit	B&B Hosted (2-5)	Can keep and renew permits	Follow the rules in their location
	Inn Unhosted (2-5)		
	Hotel Unhosted (6+)		



# Ideas for integrating with existing Land Use Code



# Other considerations

## What you can always do

- Live in house
- Hosted short term rental
- Rent house long term (> 30 consecutive days)

## Transition

- Immediately?
- Years – 5?
- With change of ownership or when permit not renewed?

## Number of days

- 14?
- 90?
- 120?
- Unlimited?

## Maximum

- Today's total?
- Percentage of residences?
- At zone level?

..... now



2022

***Asking for specific feedback at the public open house and in the surveys***

- Do you agree that the existing STR regulations are sufficient?
- Do the existing STR regulations
  - adequately protect health and safety?
  - manage noise, parking and trash removal?
  - enable efficient complaint submission and response?
  - help to balance long and short term use?
  - support opportunity for long term housing?

# Opportunities for public comment

## Open houses

- Lake Placid High School Cafeteria
  - Saturday, May 14, 10:00 – 12:00pm
  - Monday, May 16, 5:30 – 7:30pm
  - Lake Placid High School cafeteria
- Large format maps available for review
- Survey and comment cards

## Web page: [Land Use Code – Short Term Rental Updates](#)

- This presentation & recording
- Survey
- PDFs of large format maps

## Questions & input to:

- Haley Breen, [hbreen@northelba.org](mailto:hbreen@northelba.org)
- End of comment period:  
05/30/2022

*Thank you for your time! We hope to see you at the open houses!*

# Our next steps

## Summarize input for possible changes

- June 2022

## Report to Town and Village Boards

- July 2022

## End Moratorium

- September 14, 2022

*Thanks to Land Use Code Committee for all their ideas and time*

*Shout out to: Lori Fitzgerald, Kate Thompson, Patrick Wells*

*Lake Placid Central Schools for hosting the Open Houses*