

Short-term Rental Community Survey: North Elba/Lake Placid Land Use Code Committee & Development Commission

June 30, 2022

Introduction:

The following document looks at each survey question in three parts: responses from STR permit holders, responses from non-STR permit holders, and total responses. Each section allowed space for additional comments, which have been broken out first by STR permit holders and non-STR permit holders, then by category. Categories are not constant across sections or for permit holders v. non-permit holders. They were created as a means of approximately organizing comments, but there may be overlap. Comments are exactly as written but may have been broken up to place different parts in different categories. The only changes made to comments were minor redactions to ensure anonymity.

A total of 420 surveys were submitted but not every respondent completed each question. The total number of respondents per question can be seen above the "Total" graph.

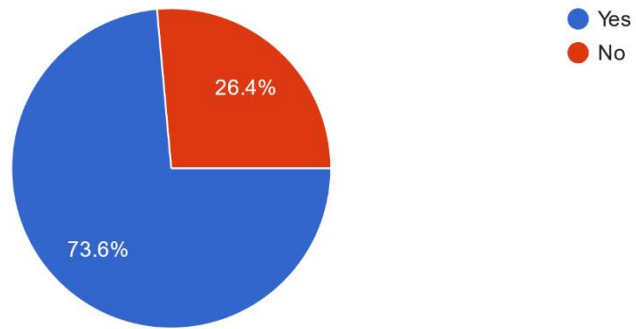
For some questions where respondents could provide an "Other" answer, responses were put into a provided category if the response matched a provided response (i.e. instead of selecting "120 days" somebody wrote "120") or were put under "Other" for the summary graph. The "Other" write-ins are listed next to each summary graph.

Contents

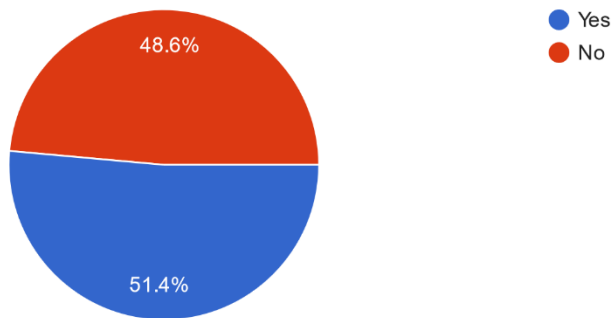
Section 1: Respondents.....	4
Section 2: Current rules and requirements	5
Any other comments regarding current rules and requirements for short-term rentals and permits:.....	15
STR Permit Holders	15
Non-STR Permit Holders	39
Section 3: The following questions reference the Main Corridor Overlay along Routes 86 and 73 where hotels are currently a conditional use.	51
Any other comments regarding STR regulations for the Main Corridor Overlay or Pedestrian Corridor:	55
STR Permit Holders	55
Non-Permit Holders	59
Section 4: The following questions reference the Bypass Corridor Overlay (Old Military Rd and Mill Pond Rd) which is characterized by a mix of single-family dwellings and institutional uses.	63
Any other comments regarding STR regulation in the Bypass Corridor Overlay:.....	68
STR Permit Holders	68
Non-Permit Holders	70
Section 5: The following questions reference the Neighborhood Overlay and includes the Village, Town, Lakeshore, and Ray Brook Residential Zones.....	74
Any other comments regarding STR regulations for the Neighborhood Overlay:	78
STR Permit Holders	78
Non Permit Holders.....	86
Section 6: The following questions reference the allowance of both hosted and single-use unhosted (owner or residence not required) STRs in the Rural Countryside Overlay.	91
Any other comments regarding STR regulations for the Rural Countryside Overlay:	96
STR Permit Holders	96
Non-Permit Holders	100
Section 7: The following questions address STR regulations and potential changes in the future.....	103
Any other comments regarding STR regulations in the future:	112
STR Permit Holders	112
Non-STR Permit Holders	120

Section 1: Respondents

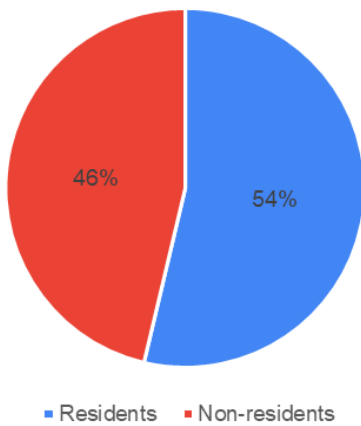
Do you live in Lake Placid or North Elba?
420 responses



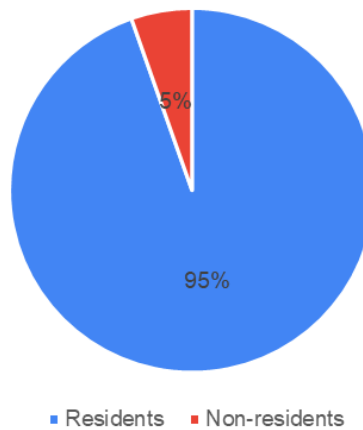
Do you currently host a short-term rental or have a short-term rental permit?
420 responses



STR permit holders

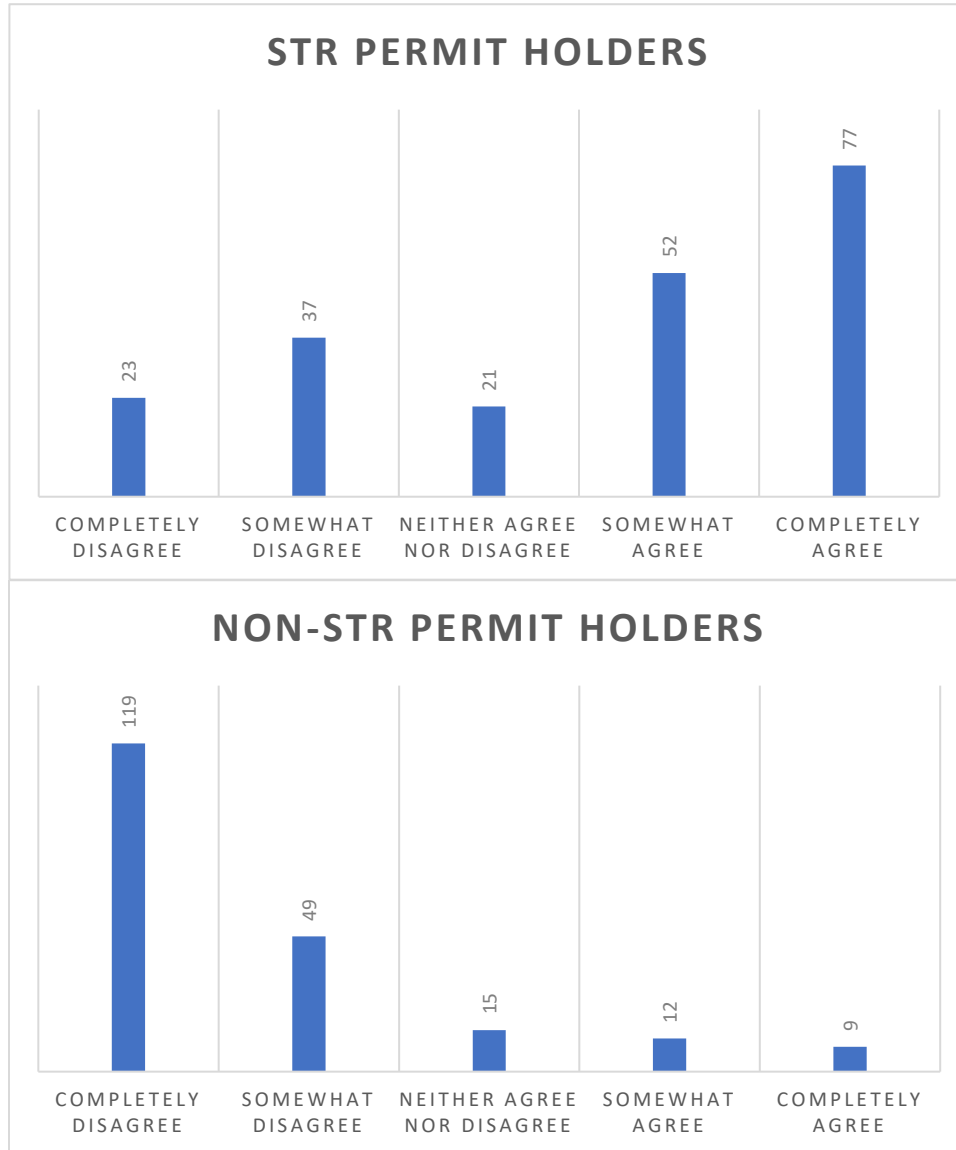


Non-permit holders



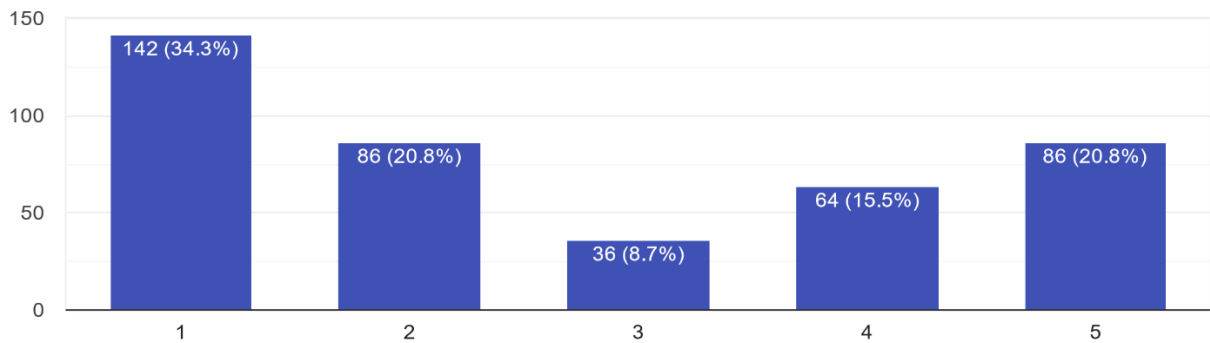
Section 2: Current rules and requirements

1. The current STR rules are sufficient and need no changes

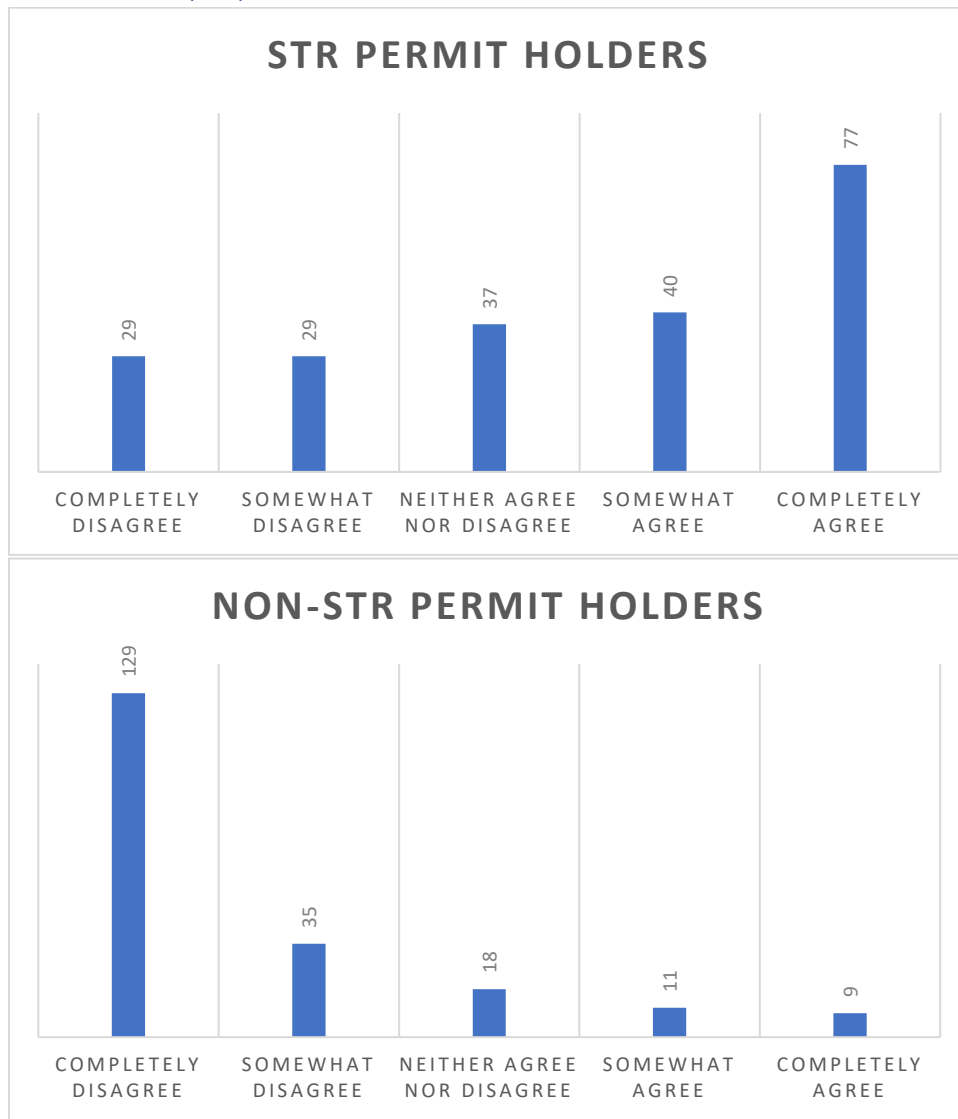


Total:

414 responses

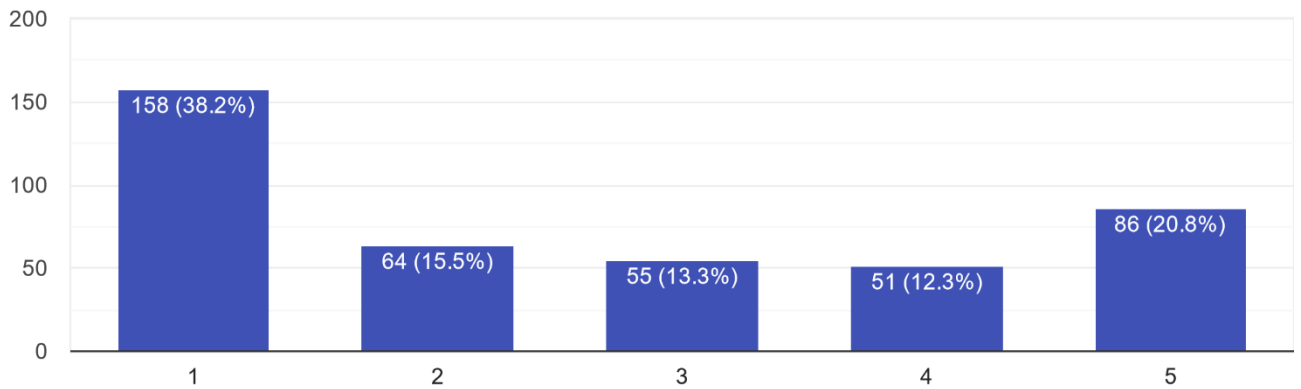


2. Current STR rules create a proper balance between full-time and short-term use

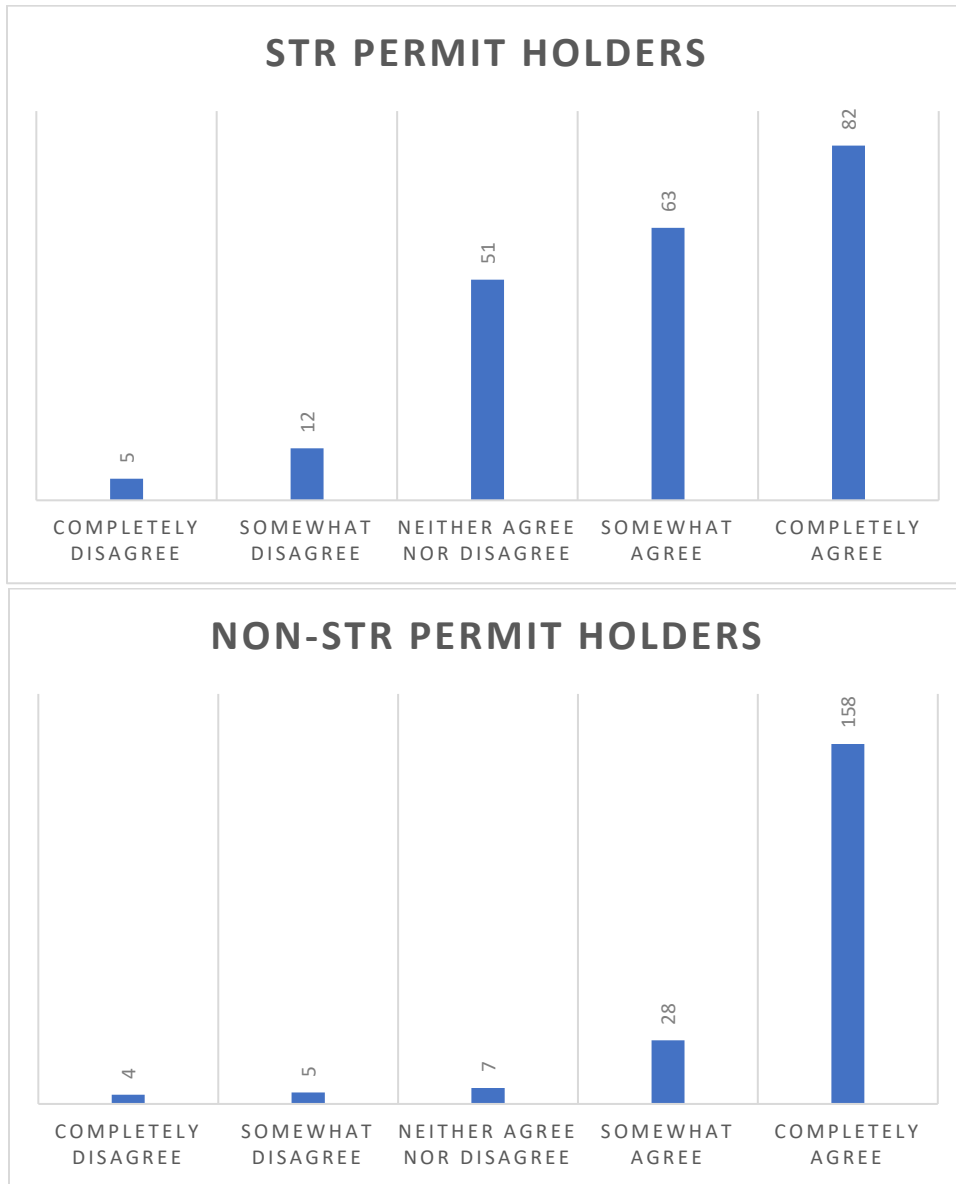


Total:

414 responses

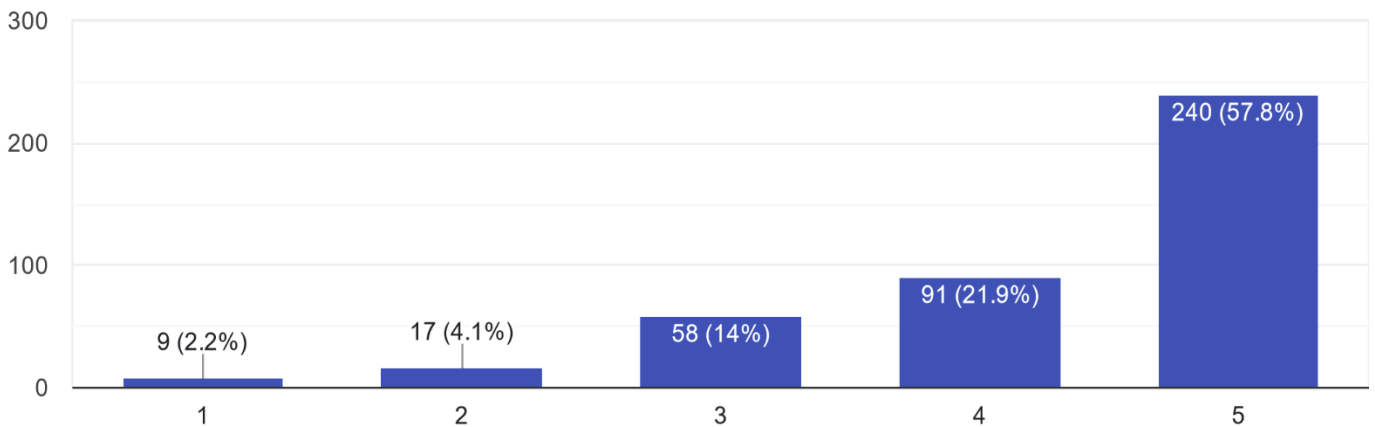


3. It is important to support opportunities for long-term housing

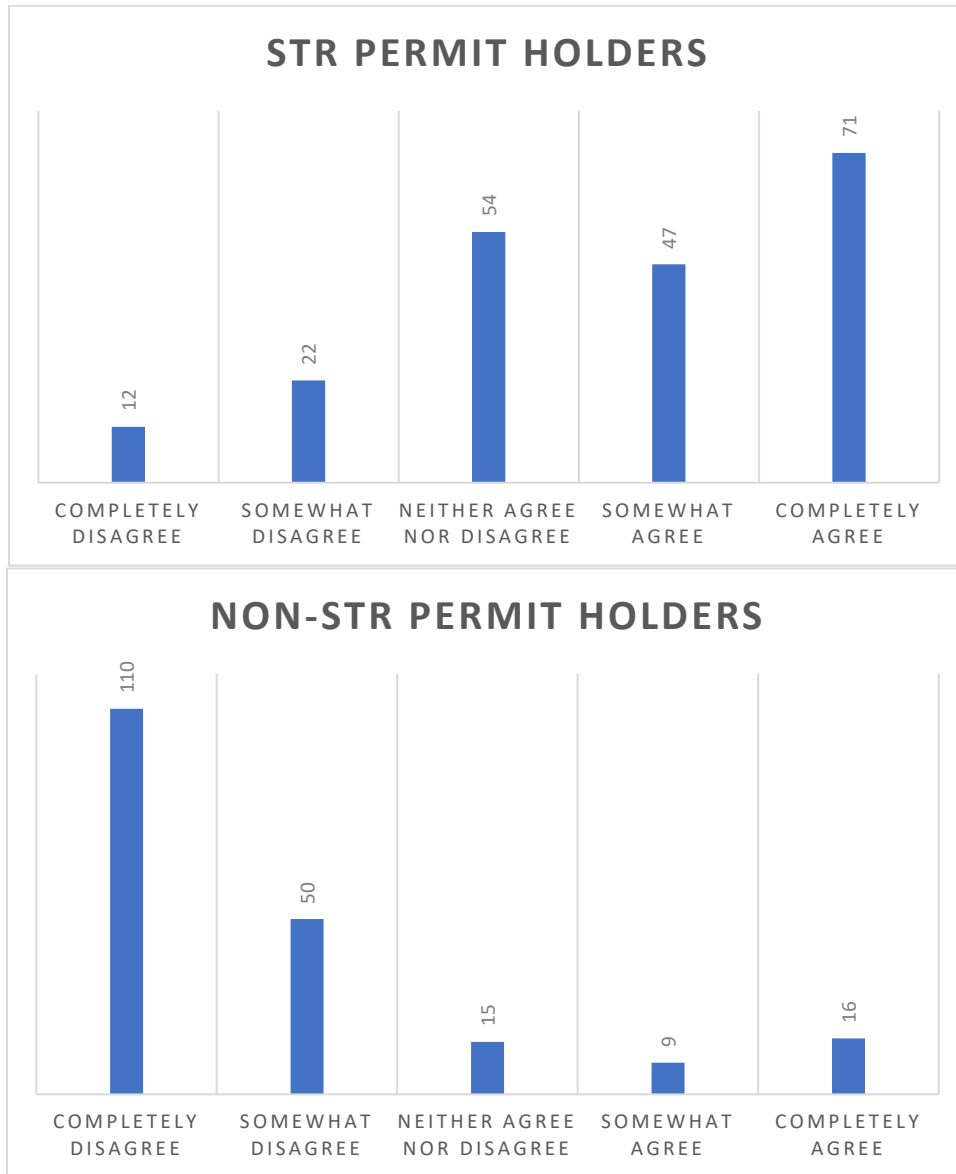


Total:

415 responses

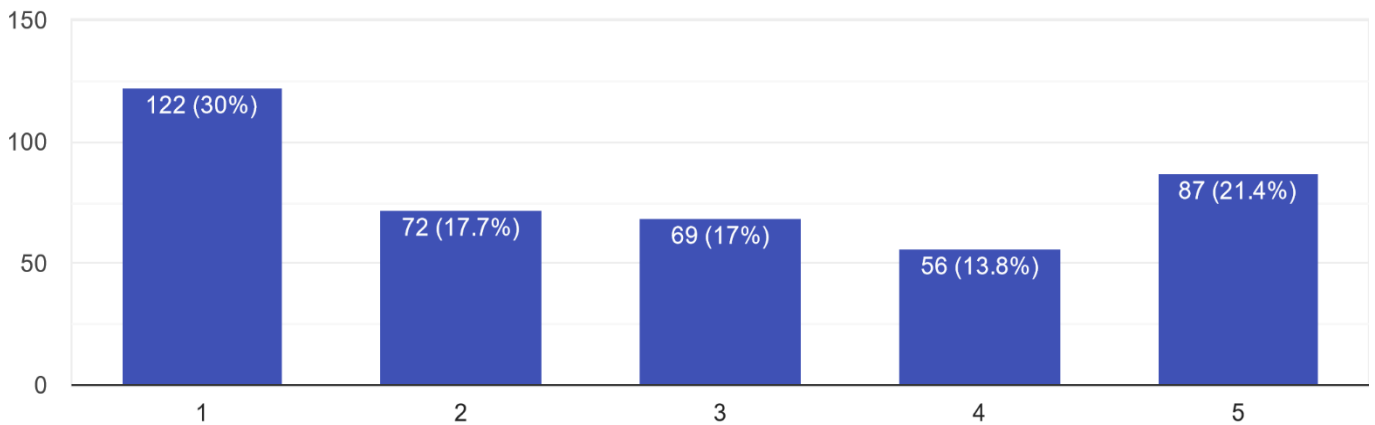


4. Current STR rules adequately support long-term residential uses

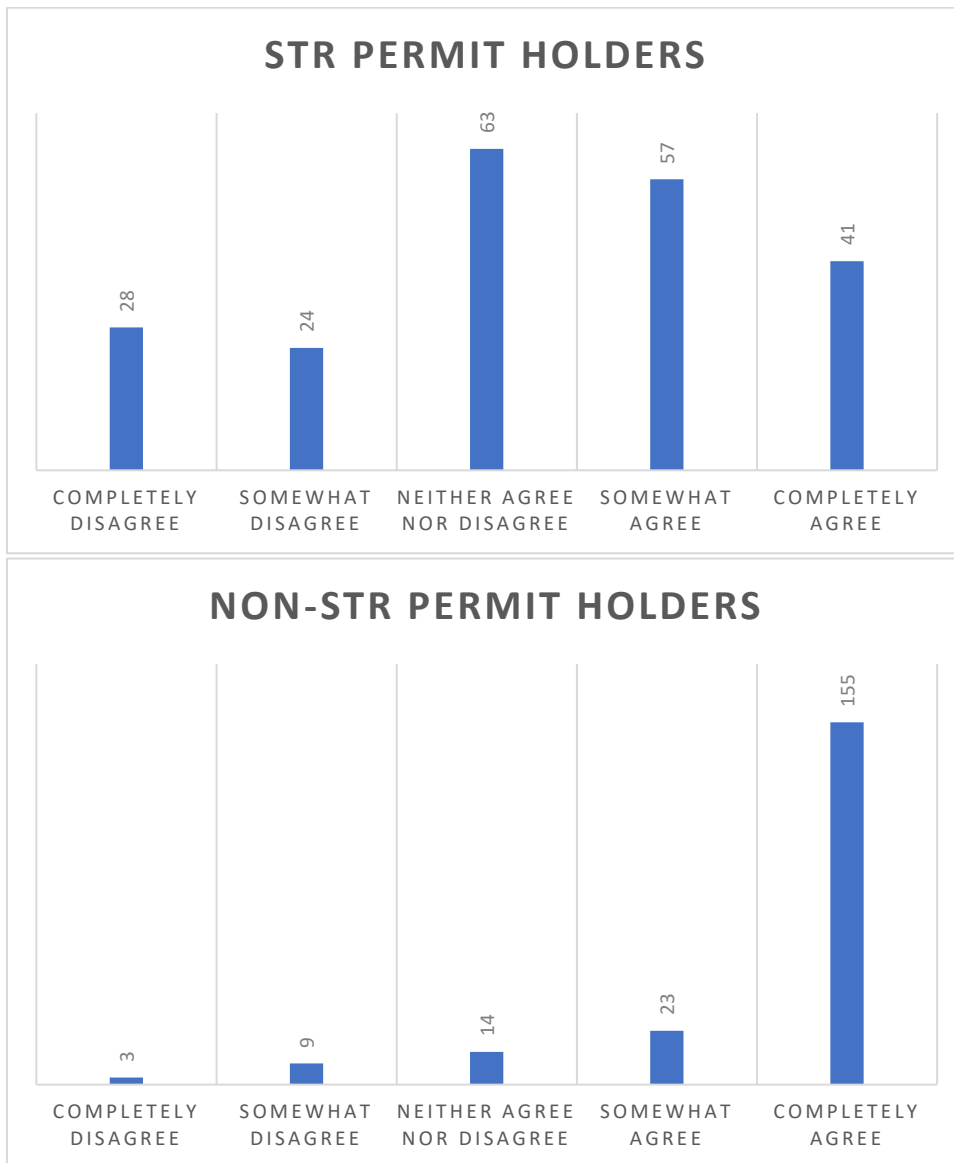


Total:

406 responses

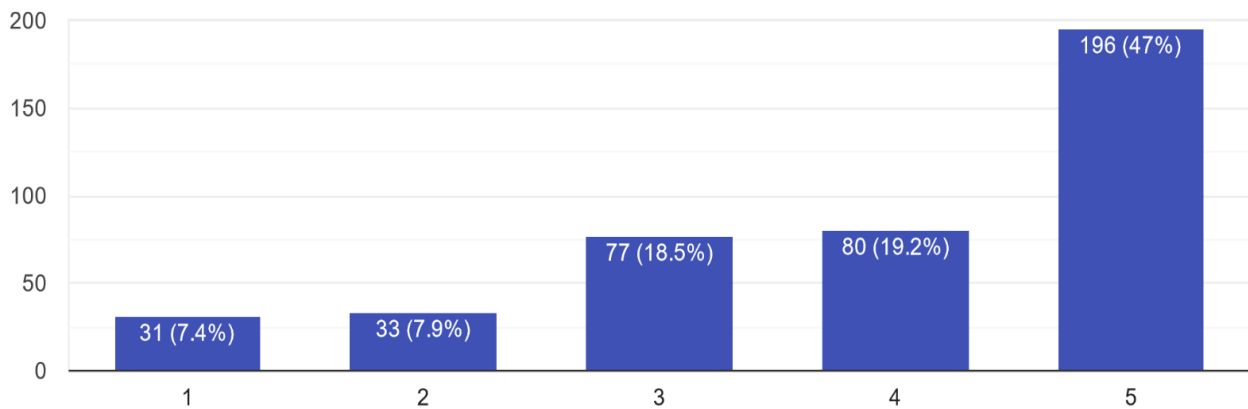


5. Some STRs “seem to be like a business”

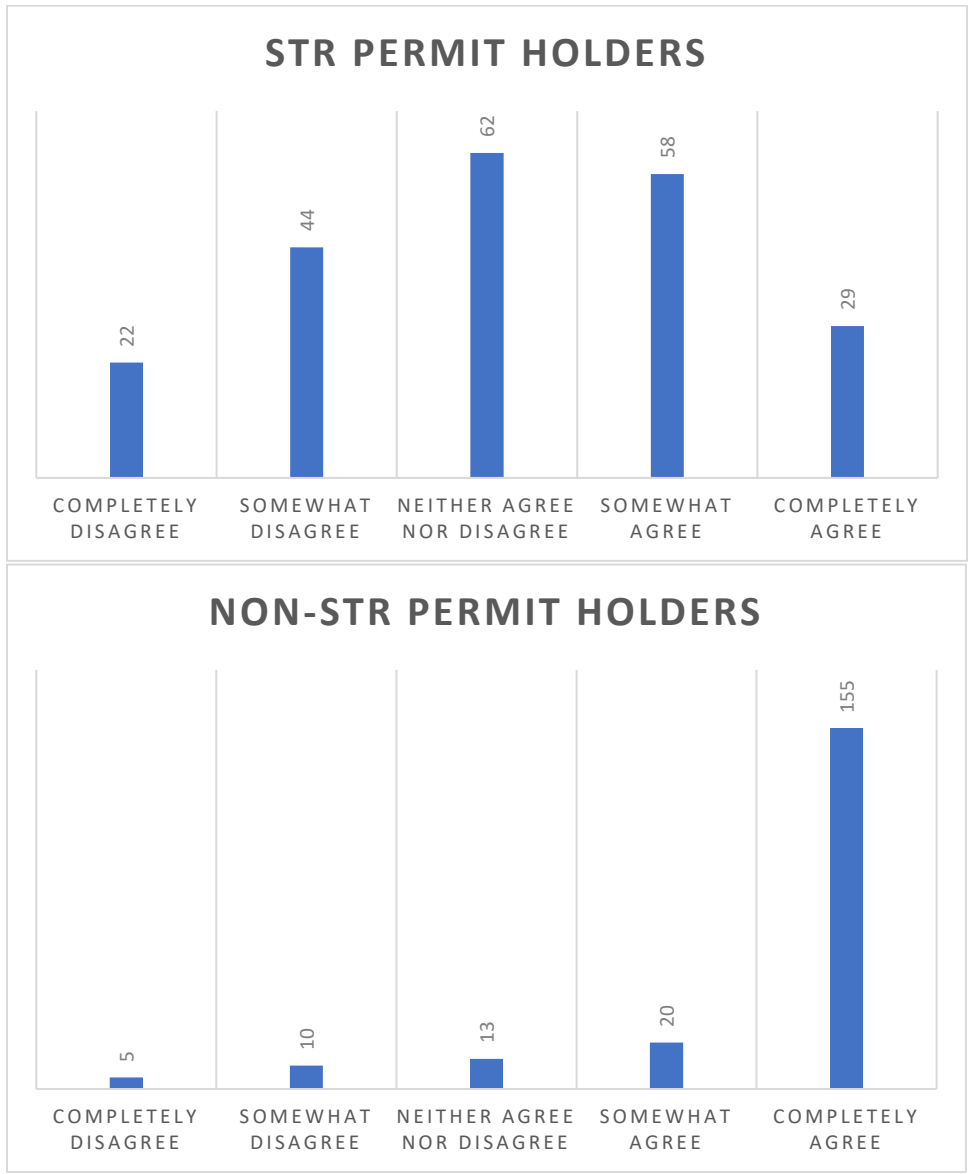


Total:

417 responses

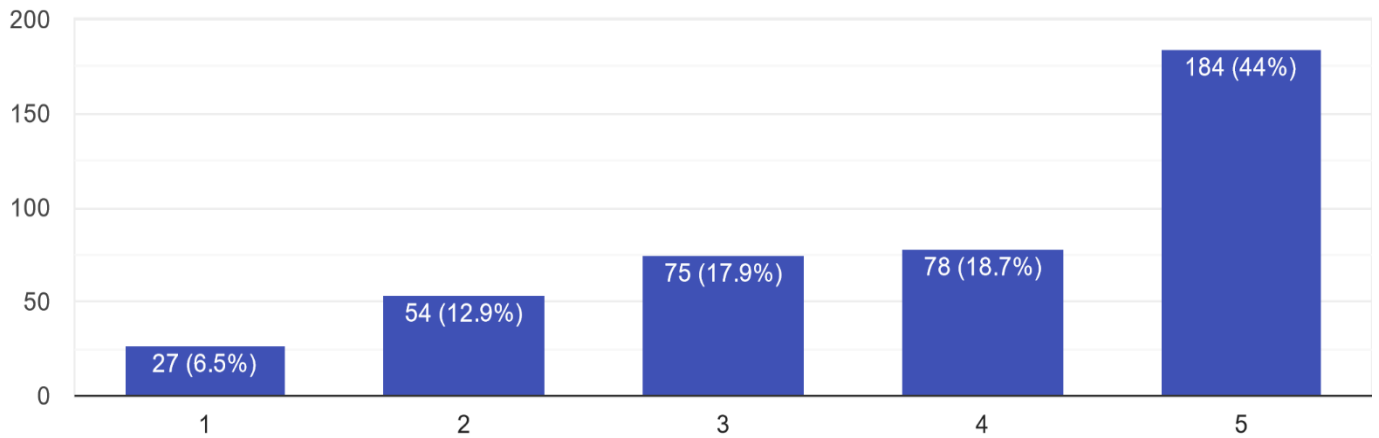


6. STRs impact neighborhoods

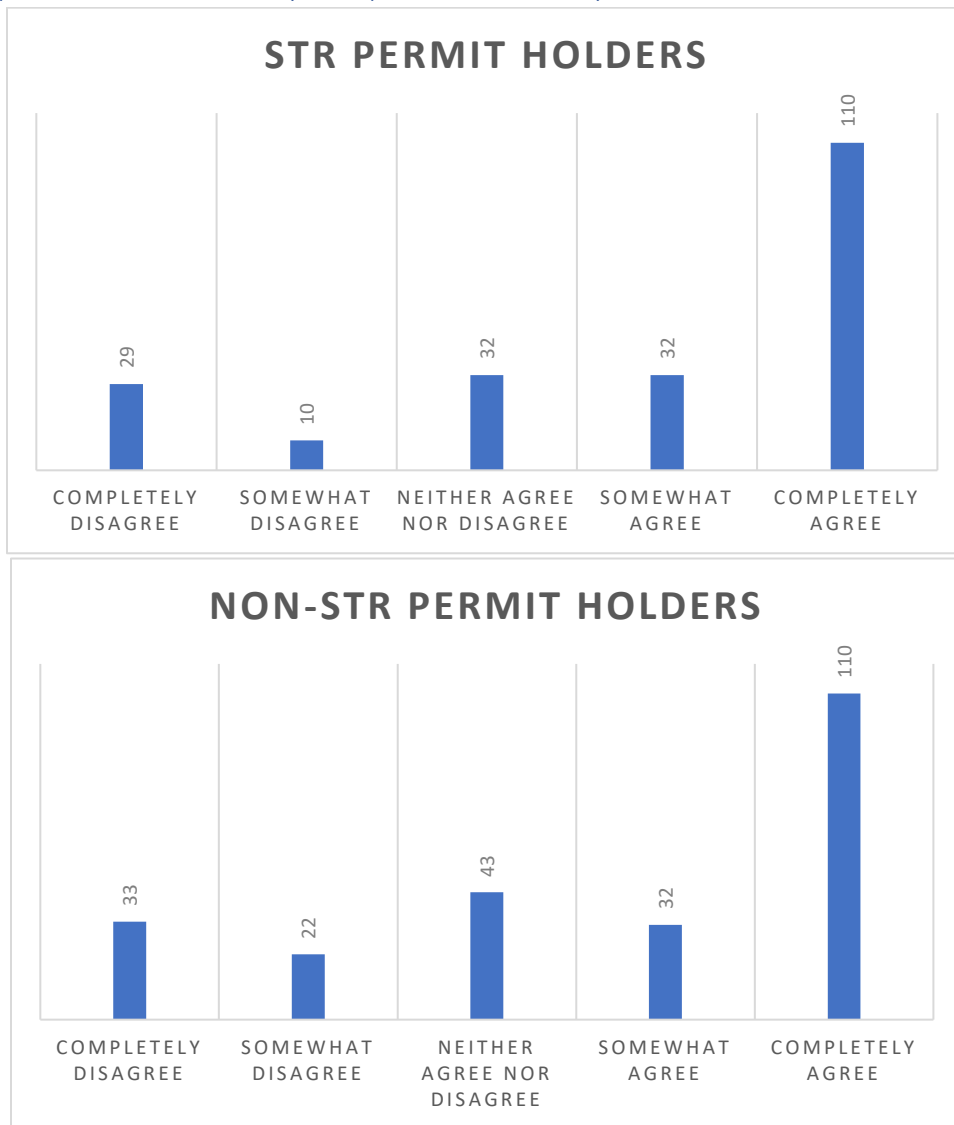


Total:

418 responses

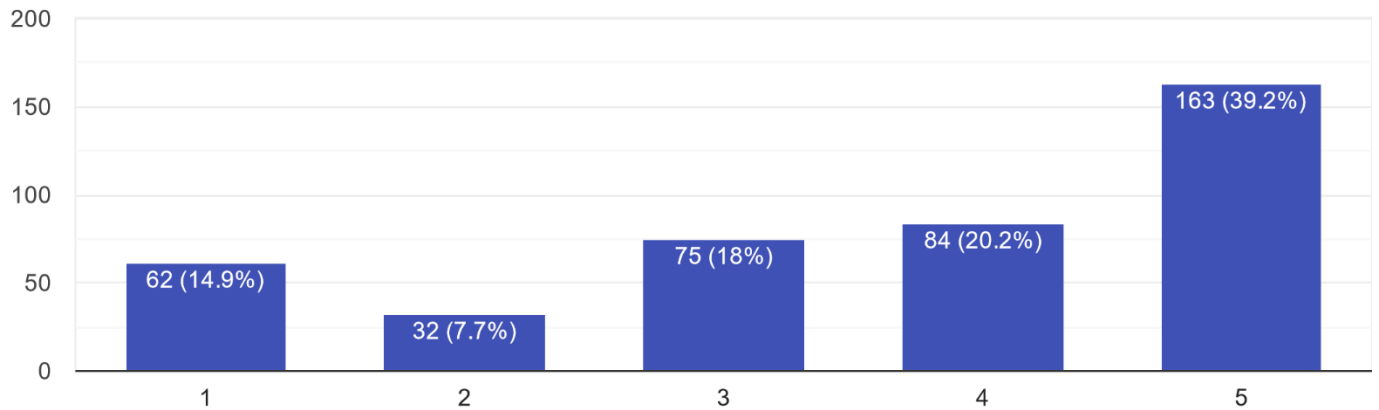


7. Hosted STRs (owner/residence required) should be accepted as a use in all areas

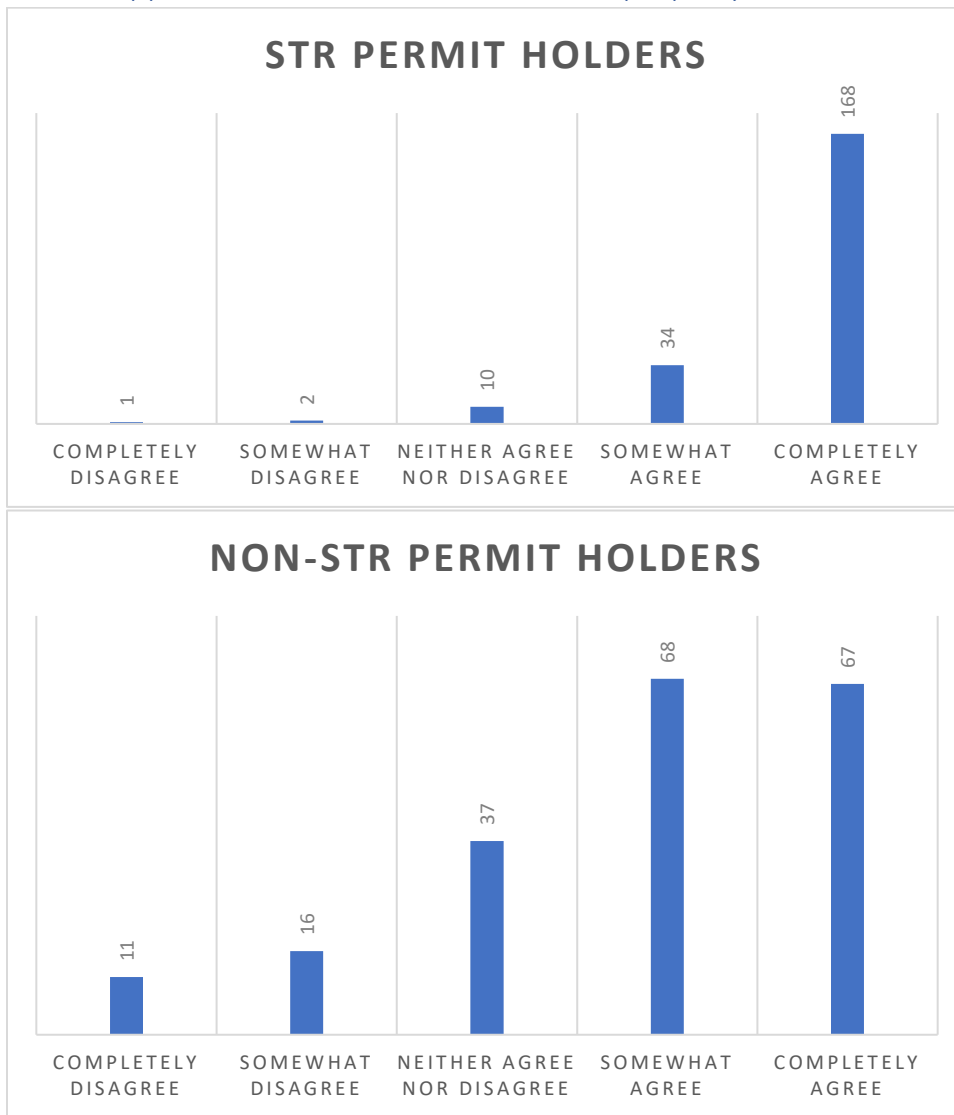


Total:

416 responses

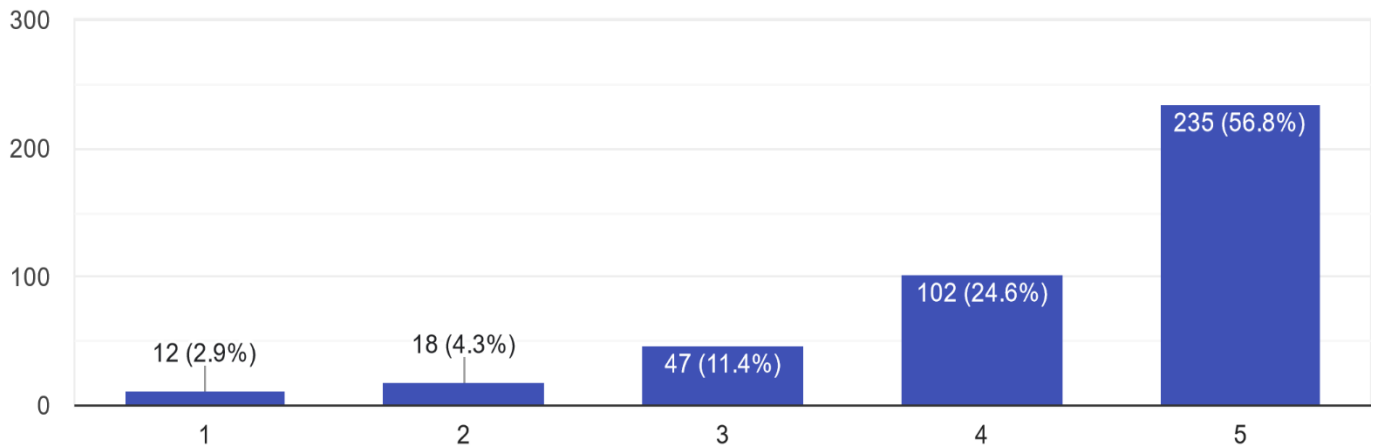


8. STRs provide income opportunities for full-time residents/property owners

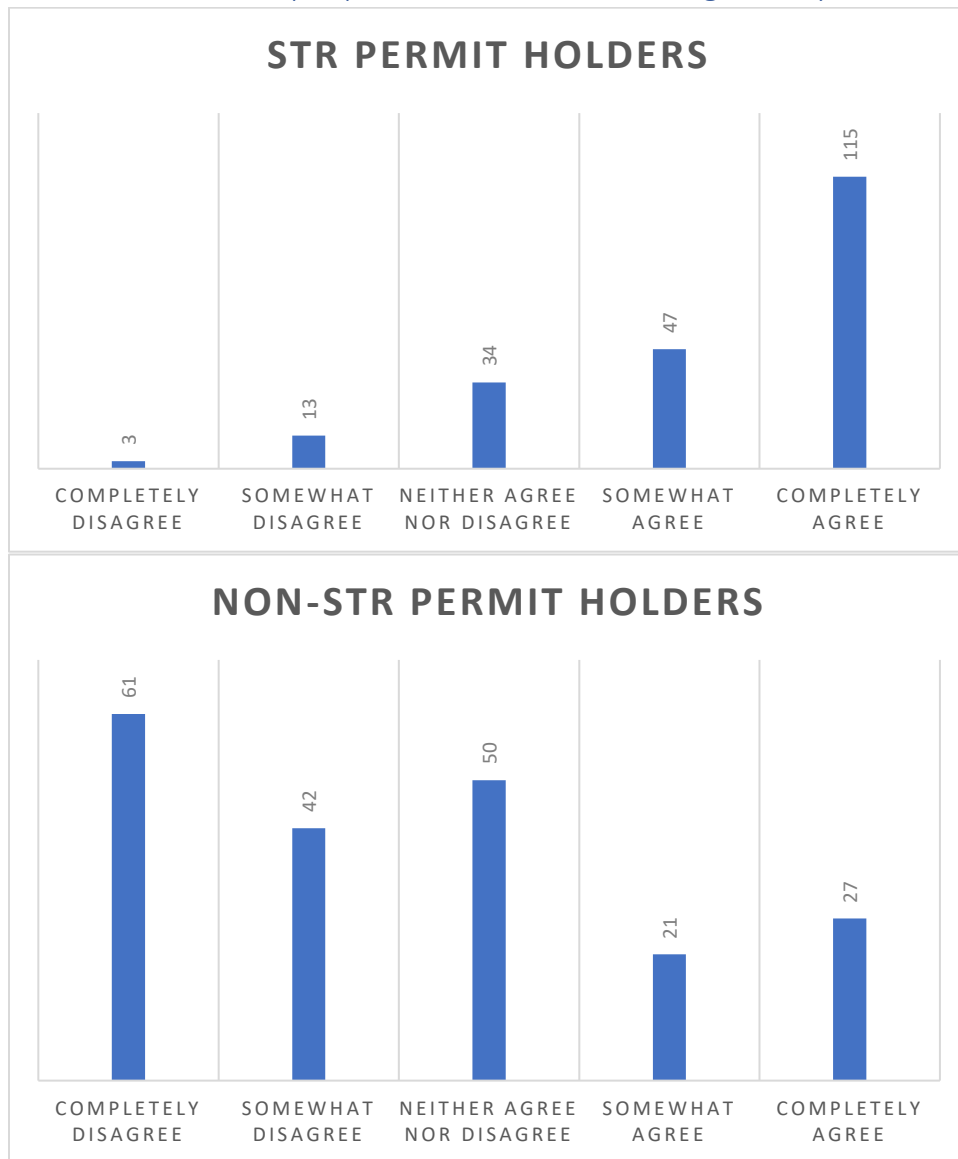


Total:

414 responses

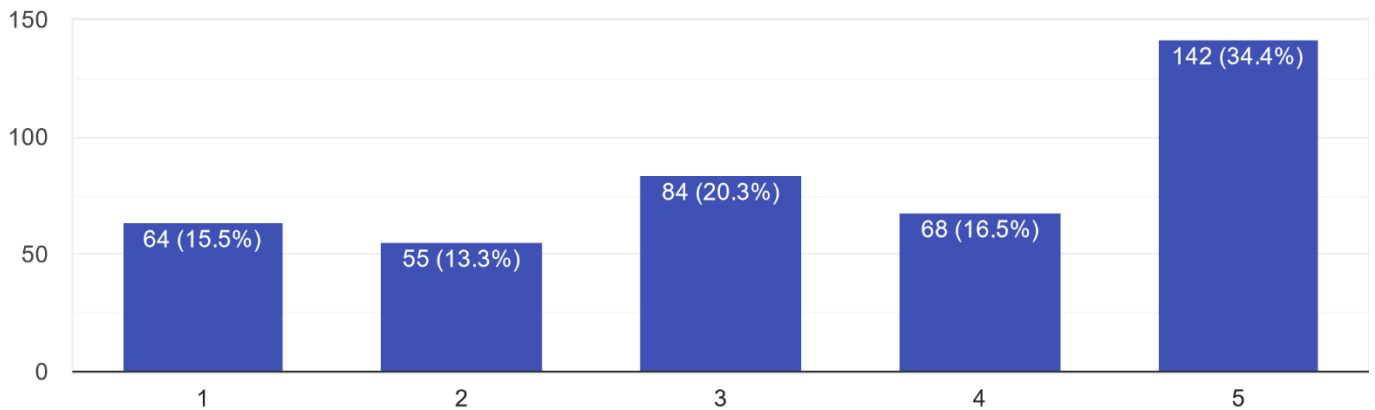


9. The rule for maximum number of people allowed at a STR during the day is sufficient

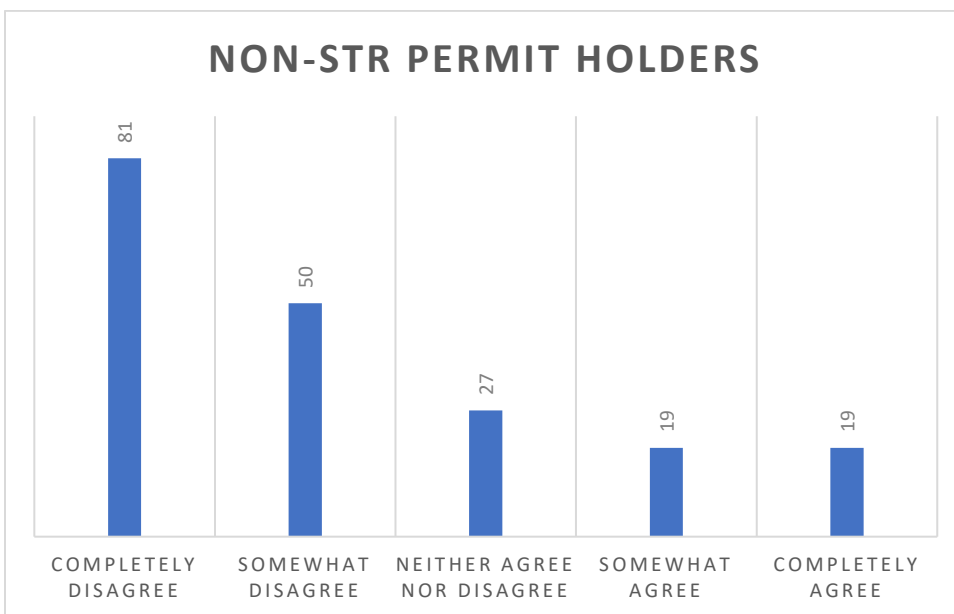
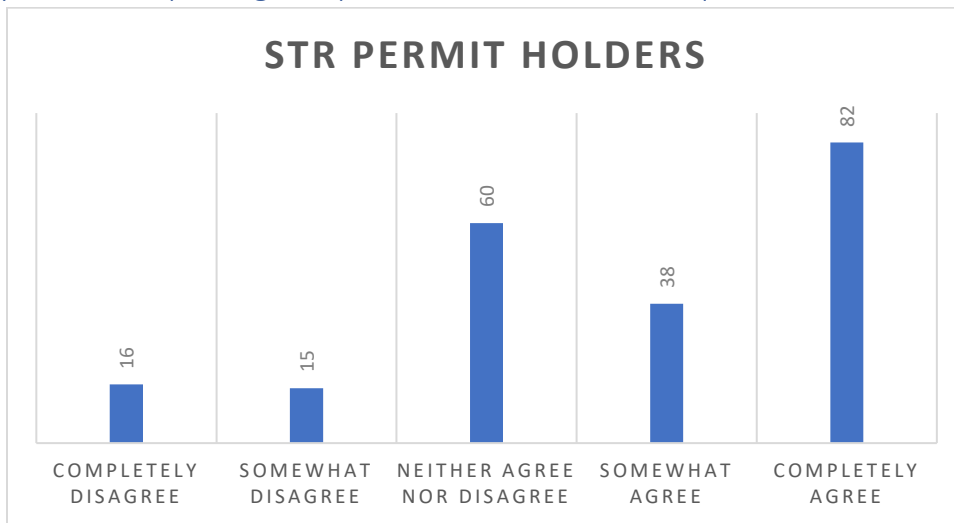


Total:

413 responses

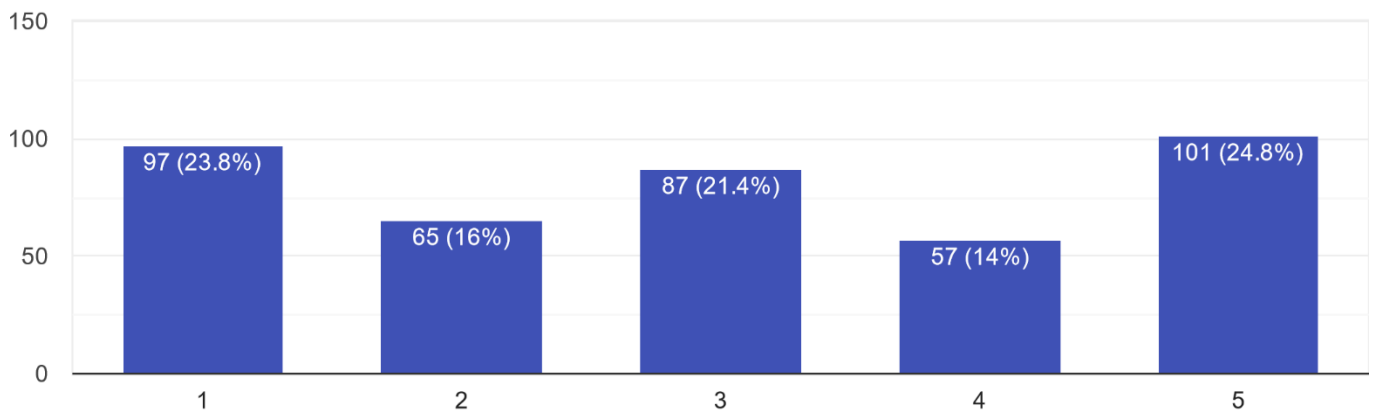


10. The current system for reporting complaints about a STR is adequate



Total:

407 responses



Any other comments regarding current rules and requirements for short-term rentals and permits:

STR Permit Holders

Economic impact (community)/visitors:

STR's are very helpful to our community as they provide income streams for local residents.

plus provide extra jobs for people like care taker, and housekeeping,

STRs are an essential part of LP tourism.

Having STRs brings people (tourist) and income to the town, by placing harsh or stringent rules you are essentially destroying / crippling the town. The residents do not shop on Main Street or visit the Olympic center.

STR promotes local businesses and is good for economic growth

the current STR creates an opportunity to local businesses, promoting income to the city and town and economical growth

Why don't you focus on parking issues in town and stop just to create more business for hotel owners, i.e. the people that run the town and make the rules. Foolish to think they have the town interest in mind. Tourists bring in lots of business and money

STR's are vital to the tourist driven lake placid economy, especially as they are looking to host larger events

All my neighbors are residents: I regularly keep in touch and speak with them each time, asking for feedback. We always screen our guests, and never allowed more than 6 (even before STR rules) - since this is our 2nd home, and the priority is to make sure we have proper guests. The visitors we've hosted were extremely appreciative of being able to rent an entire house - and they specifically confirm this. The board may not realize, but most people - families, group of friends, etc., - are choosing STR because they want a private, quiet, relaxing getaway, with ability to make dinner, etc. They're not looking to be hosted - otherwise they would choose a BnB.

As an event driven tourist destination it is critical to have housing for all guests. STR's hosted and unhosted allow for overflow and families that would like to stay in a comfortable home atmosphere. Those that will open their homes to provide STR especially during large events should be appreciated for helping house the participants, viewers, and tourists and for helping to boost the local economy.

From a local owner perspective, this [day limits] hinders me economically as well as the local folks I work with to keep my home in great shape (thus making all of our living situations less affordable (not to mention the whole COVID/inflation thing...)). From the ""guy from New Jersey"" perspective this limitation hinders the entire town economically. His house will sit vacant for the majority of the year, and there will be minimal economic contributions coming from that address across the board. This becomes an economically ""dead"" house for long periods of time. Again, I believe limitations are reasonable, but the current 90/120 days thing feels counterproductive for everyone. I would advocate for some increased numbers here.

We and our guests have had a positive impact on the local economy not just through the taxes we pay, but also through our purchases in local businesses, especially Lambs, Aubouchons, Wilson Appliance, Hannafords, Price Chopper, the restaurants, and recreation and entertainment venues.

I do not think further str restrictions would be beneficial to the greater lake placid community. As a family of 5 I no longer stay in hotels. I will not vacation in a location if I cannot rent a home or large condo. STRs positively fuel lake placid's tourist and service economy. Restricting them will negatively impact housing prices and the local economy.

Lake Placid is built on tourism and there currently are not enough housing options for all of the tourists we need to keep our businesses thriving. Without or even with limited STR's lodging prices will continue to sky rocket, lodging options will be scare and tourists will stop choosing Lake Placid. This would hurt our businesses, cause them to potentially close and lay off employees.

Regarding hosted STR should be accepted in all areas; however, not sure if there is adequate overnight parking on Main Street? If so, public parking could generate extra revenue for the Village. Also, the new trend for families is preference in staying together in single family homes in the Village, being close to restaurants, shopping and activities in the Village. With unpredictable weather, Village guests spend more time in the area and thus generate more income to Lake Placid.

You're only hurting Lake Placid's incoming Sales Tax by limiting how many visitors can stay in/around the town at one time.

If additional limits or restrictions are imposed on STRs how are we to maintain our homes, what about the loss in tax income for the city of lake placid, if STRs are reduced where are the tourist going to stay, there is not enough hotels motels to support the area. Why is the town of lake placid and the state doing so many improvements to downtown if we are planning on limiting tourism. One supports the other.

We help support the local economy by hiring cleaning, landscaping, maintenance and caretaking services. We would not hire out this work if we lived there. We would do it ourselves. We are in constant need to purchase cleaning supplies, gardening supplies, sheets, towels, guest amenities like soap and lotion from Pure Placid, gift cards from local restaurants, etc. We wouldn't do this if we lived there. Any we pay extremely high tax bills. I think we do quite a lot to support the local economy.

The 90 day rental maximum impacts the local economy negatively and favors large hotels over private residences . Restricting STRs hurts Lake Placid residents more than it helps because it constricts the tourism industry that will help the surrounding area thrive and it favors large companies over small independent property owners.

The economic benefits to LP from the STR is not being fairly portrayed in any reporting. STR are job creators for caretakers and housekeepers. Local businesses benefit from all the purchases second homeowners make to maintain their homes as well as all the revenue generated at local businesses from the visitors who prefer to stay in a STR. Something that is being overlooked is that millennials prefer to stay in homes not hotels. That is why Marriott now has a STR business.

I believe STR supports our tourist-based community while helping some residents or part-time residents meet our high real estate taxes.

The town needs STR's to help bring in major events and house athletes and families. Without STR's Lake Placid will not be able to handle larger events.

as well as provides income for local businesses and employment opportunities

We provide our guests with an exhaustive list of local businesses, restaurants, events, venues and things to do. We add to the list each time we have the chance to try a new local business or one of our local friends tell us about it. Please remember as you consider changes that travel has forever changed. Hotels are wonderful and Lake Placid has some outstanding hotels. However, people love the opportunity to stay in a home where they can be together and sit around the fire. Those people are contributing to the local tax base in many ways, as are we as property owners. We certainly hope that factors into your decision making going forward.

Also, village of Lake Placid has so many events going on throughout the year and STR is eminent to welcoming all guests. In order to prosper in many ways, Lake Placid must be open to all business equally.

Yes without STR hotels could charge what ever they wanted and visitors would not have places to stay. But without STR tourism will suffer.

Non-hosted should incur more restrictions, but they do help the local economy.

STR rentals help Lake Placid's businesses and economy.

Lake Placid needs to decide if they want to become a welcoming place for millennium tourists who prefer STRs to traditional hotels, or hurt the local economy by banning most STRs.

What other businesses will bring people into the area to fill those homes where people can be gainfully employed? From the property managers, to the house cleaning services, to the vacation rental real estate offices, to the shops and restaurants that visitors shop and eat in, all will suffer. Is the really what Lake Placid wants?

While I am not currently a full-time resident of Lake Placid, I have been coming to Lake Placid since the time I was born. Lake Placid is truly one of the last places on Earth (especially as an adult) where magic can be found. It's a beautiful, dynamic place where the power of Mother Nature meets small town comforts. I want the future of Lake Placid to be as vibrant as its past and these current and proposed STR regulations threaten the future of Lake Placid. Drastically limiting the footprint of STRs and the duration of when STRs can rent limits tourism, which is the key revenue source for Lake Placid. STRs make a trip to Lake Placid more affordable for the average family; prior to owning a home in Lake Placid, my family personally had to switch from staying in a hotel to using STRs in order to be able to continue to visit Lake Placid as frequently as we did. Making a vacation to Lake Placid cost prohibitive by only providing tourists who desire to stay in the village with only one potential accommodation, limits potential revenue. Additionally, STRs are more appealing to the younger generation and given that the average age of a tourist in Lake Placid area is in their 50s (per the most recent ROOST study), it should be of the utmost importance to want to attract younger families to ensure that tourism in Lake Placid remains robust for years to come.

STRs are critical to the survival of local businesses in the Lake Placid area.

I own an unhosted short term rental. My husband and I love Lake Placid and make the 5 hour drive whenever possible to visit. We were thrilled that in February 2020 we were able to make our dream come true and buy a house in the town. Immediately after we bought our house, the short term rental regulations were changed.

We decided that we could make it work and we would still be able to own our dream house. With these proposed changes, we will not be able to do that. I pay taxes that the town benefits from. My children do not go to school in Lake Placid. I do not use resources to the extent that a full time resident would. To my knowledge, my renters have never caused a complaint to be filed.

The prospect of losing this place makes us so sad...Please consider options with a more balanced view toward the human impact these decision have on the owners of STRs. While we may not be full time residents, we consider ourselves responsible and contributing members of the Lake Placid community

STRs complement Lake Placid and provide a valuable alternative for guests.

The 90 day limit also directly impacts the working individuals who live nearby. Housekeepers that used to do 100 cleanings a year now only do 30 or less. The maintenance companies that handle trash, landscaping, repairs, etc are now less in demand and need to employ fewer people. Restaurants and local business have their potential customer base cut into because the STRs once available to those customers are no longer available.

While it is entirely appropriate to ban large hotel chains and put some ""strategic"" limits on STRs, in order to preserve the quaint feel and historic character of the Village of Lake Placid, it would be devastating to the economy of LP and ultimately to its residents if all STRs are banned or if the limitations placed on STRs are drawn too broadly.

On a year-round basis, LP hosts a multitude of events that draw couples, families, collegiate sports teams, athletes, and others, most of whom are returning visitors to the area. These visitors support local businesses and are vital to the area's economy. Restricting STRs completely or too excessively would severely limit lodging, which would then have a cascading effect on area business, events, etc.

Visitors to Lake Placid, by and large, are looking to stay right in town, or a short walk or drive away. Therefore, it makes sense to allow STRs with the fewest restrictions, along Main Street, Saranac Ave, and some of the neighboring streets that allow easy and convenient access to Main Street and the Olympic Village. In trying to preserve Lake Placid, it's important not to inadvertently hurt Lake Placid by being too restrictive with STR prohibitions. "

Financial impact (owners):

As a local owner, our STR income is critical for our ability to afford to live here and enables us to employ local residents as property managers and cleaners. Taking it away would destroy that income stream for us and result in lower employment of the property managers and cleaners who take care of the houses. We also have a separate apartment that we rent out to a local (at a below market rate) which would be at risk if we sold.

Rental income helps cover high taxes in LP,

Need to rent in summer to pay taxes etc.

1. I have had NO problems on my STR. Why would these proposed ""new regulations"" punish compliant owners like myself? 2. I have a STR because our village/town taxes have increased by 56% over 5 years! We need the income to pay our taxes. 3. My property is on the line between purple and brown on Victor Herbert [in Main Corridor Overlay]"

You have already denigrated my property value and income with these over the top rules.

In some cases, homeowners need the option to rent for financial reasons. With rising costs, old homes and stock market dumping, homeowners wishing to supplement income should have this option provided they are responsible STR owners with little legitimate neighborhood complaints. As in our case for example, seniors on a fixed income, our purpose for a STR was to provide extra income for home repairs to our aging home which was in great disrepair. As renovation prices continue to rise and availability to hire becomes very difficult, these projects become delayed.

When purchasing our home in 2018 Lake Placid had all the criteria we considered for retirement. The previous owner used Airbnb with a healthy STR income, which was one of our deciding factors to purchase. (We also have granddaughters going to college soon.) Although we have moved into our Stevens Rd home now, we would like to continue to Airbnb as needed. Our guests are vetted by Airbnb and ourselves, they have been wonderful with excellent communication and we are within 15 miles to check on them.

We spend a lot of time at our vacation house, but without STR, it would be difficult to maintain.

"Our family has been in Lake Placid since 1964. Our grandchildren are the 4th generation of Boyces to delight in the Adirondacks. Since the house was built, it has been rented occasionally to offset the high taxes. We spend time there every month of the year (except for when Covid restrictions were in place, and non-locals were requested not to visit).

While I understand the need to ensure adequate housing for full-time residents, the current STR rules allow our family to keep a home that has been in the family for coming up to four generations. Through these generations Lake Placid has been a gathering place for our family and it would certainly be difficult to lose it.

I am a hairstylist in town, also do a short term rental in my home. Have parking, no trouble with neighbors having problems, very outdoors minded guests. 1/3 of my income, or more, would be very bad not to do this. Would never rent full time, not interested in long term rental.

Long before the STR "problem" the Village has allowed actual businesses on Wesvalley and in the neighborhood. There are obvious solutions that will not punish people like us who love Lake Placid and have been supporting it with money, volunteering, hard work, and good behavior. This could seriously threaten our financial independence, and it's not like we can unretire.

While we do not live full time in LP, we do try to split our time between there and our home until we can actually retire there. In order to offset expenses until we can retire, renting our home is important.

I believe STR supports our tourist-based community while helping some residents or part-time residents meet our high real estate taxes.

Short term rentals are necessary for paying all taxes and expenses for the property

My wife and I have worked very hard to have our small cottage be a nice place for families to come and enjoy some peace and quiet of the ADK while also having the opportunity to walk into the village and enjoy all its amenities. When we bought the cottage it was already being used as a part time rental...so we inherited some repeat renters and to be honest...without the modest income from the property we never would have been able to afford it. I grew up in the ADK, coming up every weekend to hike and camp. As a high school student...I was in LP for the closing ceremonies of the '80 Olympics (my high school marching band played the closing ceremonies). My children grew up visiting LP and hiking (we were regular guests at the Mirror Lake Inn prior to

buying our cottage). We have owned our cottage in the Lake Placid Club property for 8 years and plan to retire there in 7 more years. In the 8 years we have owned the cottage we have never had a complaint about the families renting our cottage...and...we have only two incidents where renters did not cause our neighbors concern but would not be welcome back to our cottage. We have been extremely distressed by the STR permits and rules and what would seem to be repeat offenders in repeat areas. We hate to see neighbors pitted against neighbors as that can rip a community apart. We are sorry that there are neighborhoods that are stressed by this but recognize that in those areas something must be done. This is not an easy task for the village of LP or the town of N Elba. We appreciate the efforts you are taking to find a solution.

We have owned our property for 16 years. We chose the STR route because we only use our Lake Placid home in the winter. Our preference was to not have the home be vacant for 6 months each year. We plan to retire in Lake Placid in a few years. By having a STR, it has allowed us to pay our mortgage, pay our taxes and maintain the property at the highest level. We are not getting wealthy having a STR in Lake Placid. The income we generate pays for the home we enjoy using in the winter. Our net profit from our home after expenses are paid is less than \$3,000.

They also provide income for property owners.

Also, property values appreciate in LP because of second homes being in demand in the non lake front neighborhoods. If you take away the ability of middle class second home owners to help offset the costs of their second home with STR, demand for homes will decrease along with property values and tax revenue. This will not help with affordability, it will just increase the disparity between the local population and the very wealthy.

As an family owner of a vacation home in the village, we do rent it out following all the rules and paying our room occupancy taxes, which the town of north Elba benefits from and will loose this benefit if they ban STR, or restrict them further. We screen our renters in order to not have cause any infringement rights or issues with neighbors. In other words, We are responsible owners. The income rental allows to keep the house and enjoy for our own use.

Personally, we put every dollar back into our property and use it as much as possible, but the rental income allows us to have the property. It would be detrimental if that changed with extreme limits on rental days.
Thank you

Revoking the existing permits will severely impact the income of many. I know that everyone likes to think that those who will be hurt are all faceless multi-millionaires from New Jersey, but in reality many local Community members will be very negatively impacted.

As an STR owner, please understand that many of us need the income to help pay the rising taxes, homeowners owners fees and utilities. We enjoy LP our children have trained here and participate in lots of sports, as well as volunteer here. We have had both children married here also. Our goal is to live here full time, but rising costs have required us to continue renting to pay all of the bills. The increase costs of caused us to rent more instead of less, which is deeply concerning. Please don't make this so difficult that we and other la like us, have to sell and only very elite, wealthy people, will be able to live here. We contribute to the community everyday in some fashion and hope you value use

Community impact/culture/history:

Property owners give back to the community with the income they receive. It's a win/win! STR's have always been a part of the community and should continue to be.

Lake Placid will eventually suffer if it's an all or nothing approach with STRs. The overwhelming majority of STR owners LOVE Lake Placid and take great pride in their property.

Happy to comply with STR codes as they exist now or in the future. We respect our neighbors, the village & the town. STRs are absolutely necessary in resort towns such as here

We have been renting our camp on Lake Placid since 1988 with very few issues. We have quite a bit of land and almost all of our renters have been respectful of our property and our neighbors' property.

Current STR rules do support long term housing because many people, as in our case, buy their second home with the intention of retiring in that home when the time comes. In the mean time, people want to rent out the home to help offset the costs until retirement and then pass the home onto our children who would not have to rent it because it would be paid for. The long term plans, usage and goals of those individuals who purchase second homes in LP are not being taken into account. Part time residents very often become full time residents.

Your throwing a 200+ year tradition of housing weary travelers because of a few bad apples you couldn't manage, shame on all of you...

"Lake Placid has strong roots as a resort community and is well-known as a vacation destination. At the same time, people are drawn to Lake Placid's small town charm.

It is time to trust property owners who have gone above and beyond to provide outstanding STRs to the community, while at the same time, within our current guidelines, hold other STR stewards accountable if they be lacking in what is best for our community. We don't need more 'rules', we simply need to be mindful in our enforcement of the current rules and continue to be forthright in our approach with all current and future STRs. I think everyone is truly doing a good job. We must not always be looking for the negative, and spend more time focusing on the positive. We are blessed with a great community.

Distinction between types of hosts/permit holders:

There should be an exemption from the 90-day rule for full time residents who don't live in their STR but live in town.

When the STR is necessary for any fixed or low income owner-occupied property in order to afford property taxes, utilities and fees in Lake Placid and North Elba, favor and favoritism should not be shown to the commercially minded, profit-oriented STR non-resident business owners.

I don't believe un-hosted STR's should be allowed, as there is no immediate owner oversight and they are just a business.

To summarize, I feel that regulations are necessary. However the current rules seem a bit narrow minded in respect that we are lumping all STRs into a certain category. I feel that we could do a better job of taking care of responsible owners who are engaging in sustainable rental practices.

STR owners who are never at their properties should not be issued a permit. Even though we rent we are still part of our neighborhood. My neighbors that are permanent residents know us and have all our contact information. STR owners that rent to cover the high cost of owning a home in LP should not be treated like absentee landlords.

He has lumped all Unhosted STRs together statistically in our daily newspaper with a negative connotation of trouble makers. Unhosted could mean a multitude of things. A resident who lives locally but not on the property, an out-of-towner who has a local manager, one who does not, a condo unit with one person for many units, and on, and on.

Not all STRs are the same

There is a difference if someone purch. a home strictly for rental or someone rents his home just sometimes to have add. income.

There is more than sufficient off street parking for all and also a back entrance to the parking area. Not once in the years I've been hosting has there been a problem. I employ myself and other local people for plowing, lawn maintenance etc. I think there should be exceptions made for those who live here and have lived here for many years.

Your definition of hosted and un-hosted is very loose. I am the host and property manager for my families property and also live within 100 yards of that property. It is a 3 bedroom,2 bathroom house and has a maximum capacity of 7.I am in town practically 365 days a year, also available 24 hrs a day! Just because I don't live in that house I don't believe it should be considered "un-hosted" !

Some of my personal issues with the current law is that it lacks taking a certain percentage of the current Lake Placid population into account, and that the definitions are too tightly worded, and umbrella too wide a variety of people (thus STRs), for what are circumstantial situations.

Suggestions: -Re-visit the definition/intention of ""hosted"". I live and work (multiple jobs) in Lake Placid. When I rent my home, I stay down the street. When I don't rent, I am at home. I have strong relationships and communication with my neighbors and renters. If there is ever a problem, I handle it promptly and personally. Anyone who cares to ask would know that I care immensely for the integrity of my home and community. There are many hard working folks around who fall into this same category. With this all being said, it is certainly frustrating to be lumped into a category with some guy in New Jersey who comes up a few times a year (definitely not black fly season), while his ""home"" is managed by some local real estate firm. These seem to be two very different but real scenarios that are not accounted for under the current system. This is obviously to the detriment of those of us who are here full time.

Hosted STRs are NOT the problem. Unhosted STRs need to [be] addressed due to them simply being a business.

An example is, if a ""hosted"" homeowner wants to place their home into a corp. to protect themselves and their property while hosting STRs, it will, under the current law, immediately re-classify them to a more limited rental time-frame.

People have been boarding out private rooms or spaces in their homes forever to survive, and whether it's short-term or long-term, it should be their choice about what they do, as far as this issue goes, with their homes that they live in.

And I am totally against STR's that have absentee owners or no caretaker. I also think there should not be a limit on days to rent with STR's outside the village or owners who live next door or in the STR.

Also, It seems hypocritical to allow condominiums to fall under ""hosted"" when maybe 1 person ""might"" be around for many units, but not allow a manager to live in 1 of a 2 unit house and have that house not qualify for the same ""hosted"" status.

Another example is, a building with enough units can claim themselves to be condos, but a local homeowner can't own and permit multiple places without falling into the restrictive "unhosted" umbrella. There has to be more categories or more exceptions to cover local residents trying to make a living with say, 3 STRs vs. a corporation that has 50 units.

For example, a single mother might make extra money or enough money to survive, and keep a roof over her and her children's heads by doing this (and historically I'm sure there are countless cases of this), while no ordinary job she could get could do so.

From all I've heard, it's the larger un-managed, out-of-town owned properties that have caused the noise and parking issues, so let's work on that without alienating local people just trying to get by with a few STRs.

I think there should be a limit to how many STR permits an owner may have. For example I know of people who own multiple rentals all of which are air bnb. They should only be allowed 2-3 permits to limit monopoly of housing units

Any owner that lives in the same house or property should be exempt for all STR regulations.

Do have permit but have not rented unit since 2019...consideration should be given to up to 2 STR's on owner occupied properties

While I think I follow the intent of this question, all STRs are in fact businesses, whether run or treated as so. It may count a passive income, but it's still income for a service. If I'm right about the intent, the STRs that ""seem to be like a business"" are directed toward larger, multiple homes with an absent owner, as a negative connotation.

STR'S that are classified like businesses should be categorized separately from those that only have 1 permit dwelling vs multi permits for multiple dwelling

There are three classes of STRs: hosted (owner on premise), second home owners (do STR to offset cost while not present but not meant to be a true business), and full business STRs (where the sole intention is to make money). Please consider that the rule for the first two should be more relaxed as these two groups want to be part of the community while the last group is just a business in the community.

I believe that businesses such as hotels that own STRs as long as the hotel is located in the adirondacks should not necessarily need to get a permit to have a short term rental if the short term rental is owned by the hotel.

There should be no restrictions on owner occupied who want to rent part of their property. That allows middle class families to be able to afford to live here. STRs that operate as a business that is not owner occupied should just be treated like all hotels

It is my understanding the problems coming from STR are coming from those homes that are owned by businesses instead of an individual. They pack as many people as possible in a home, do not vet renters and have no age or usage restrictions. LP should not allow STR permits for single family homes that are owned by businesses instead of painting all STR people with the same brush. Over the years, I personally have spent many sleepless nights in local hotels because of loud inconsiderate guests and the hotels have not been penalized. This is why we started renting homes instead of staying at the local hotels and have never had a problem with inconsiderate neighbors. Stop issuing permits to business owned STR.

We live in town, less than a mile away. I greet every renter and respond immediately when there are any issues. Given that we are local residents, I feel this should be considered a "hosted STR".

I agree that STRs owned and run by corporations should be limited as those STRs do not receive the same care and attention as STRs that are owned by families. I firmly believe that more strictly regulating STRs owned by corporations would help address many of the complaints received about STRs. "

This survey and its questions seem to be very one sided towards hosted STR and full time residents. It does not make any distinction between those STR that are owned by a single family and those that are owned by a conglomerate or business.

People who live locally should be allowed to run STRs without restrictions.

Make it a requirement that to have a STR permit, one must be a resident and limit STR's to ONE per family in addition to their full time residence, which could also be a hosted STR, or rented very infrequently as a whole house/apartment. We are still giving the out of town business people, who operate these houses as a business, way too much leeway. They should not be able to operate any rentals unless their primary residence is one of them, and no more than one other, like other destination resorts have done. Please! Have some guts to just do this, once and for all!!!!

I wonder why individuals who own more than one unhosted STR are not a focus. In other communities I have heard where the community limited the number of rentals for each person (registrant, so people cannot hide behind several LLC's) to one. It seems that each person/family should be limited to one license for renting.

Enforcement:

It appears there are rules on the books to control noise and disruption issues and the issues appear to be somewhat isolated based on the presentation."

If hosts aren't following the rules, they should be financially penalized and/or have their permit suspended or revoked

The best way to reduce the nuisance impact of STRs is to ban outdoor fire pits in the village (ALL outdoor fire pits, not just at STRs). Aside from the smoke, they tend to encourage loud after-dark gatherings.

enforcement of property owners needs to be increased.

Who is responsible for enforcing and have those who have received majority of complaints adequately dealt with? issues seem to stem from just a few unhosted properties "

Enforcement of existing/future rules must be measurable and actually enforced by town/village entity.

There needs to be better oversight of STR's.

I believe there a few bad apples that are causing 90% plus of the issues. The vast majority of STR's provide value and not disruption to the town.

Need a real reporting system with fines those who don't follow regs or obtain the proper permits. There should be no limits on days if a permit is permitted to any STR.

Real Estate prices have soared in desirable locations since Covid. Very few people can afford a family home in Placid or anywhere for that matter.

From the data we've seen, almost half the complaints involve just two STRs. Chronic abusers should have their permits revoked. STR owners who follow the rules should not be treated like the people who violate the rules. Why should the owners of responsible rentals have to pay the price for the abusers?

I feel that the collectibles from Occupancy Taxes generated by STR's should be able to employ persons available to visit properties where there are complaints - in a timely fashion - where warnings are given and owners are contacted. I feel that enforcement of the STR rules should be part of the licensing agreement.

The blanket 90 day rule does not distinguish between good hosts and poor hosts and hurts everyone. A permit system and method for reporting offenses are reasonable, but one stay could produce a whole host of problems while other properties may have 200 nights without a single issue.

regardless of what regulations you put in place, nothing is more important enforcement (high fines for illegal rentals like other areas?) and a proper means to place a complaint if necessary... one that actually produces results.

More information on the complaint system would be helpful. As an owner, I would like to give people to opportunity to talk to me directly so I can address the issue vs a complaint line

If a STR has a complaint, the owner and guests should be fined, maybe. A second complaint about the same property should generate a stronger response, maybe limiting future rental for a period of time as well as larger fine? A third complaint should cause the property to not be allowed to be a STR. Number of overnight guests should be enforced as well as parking. I have NEVER had any complaints and have been doing STR since 2002. It is a very important source of extra income for me.

Housing:

STR rules could be modified to better benefit the town and village and offer opportunities to improve long term housing options for locals. An example would be a town or village occupancy tax on top of the county bed tax. Directly utilize this money to address housing issues.

Also, there is no link demonstrated between the STR market and long term housing. If more long term housing is needed, more building and investment needs to occur and the town of LP and North Elba need to work with the State, the Adirondack Park, investors, builders, employers and other stakeholders to encourage investment in more housing and attract more businesses to the area. Regulating STRs will not bring down the

cost of long term housing in LP, it will only reduce revenue available to local residents who benefit from STRs and therefore raise the cost of living.

"re: current STR rules adequately support long-term residential uses: is this exactly linked to STR permits? connected of course but can't they both exist?

"re: current str rules adequately support long term residential homes: these two things are not mutually exclusive you can and should have both

I deeply value the need for affordable housing and highly suggest that the Town look at other Cities who have handled situations just like this. There are many ways to focus on affordable housing and not restrict what private home owners can do in their homes. For example, fees from our bed taxes can go toward housing efforts. Currently abandoned buildings in town can be sold to developers who are required to build housing with limited income options in the building. Public bus systems can be put in place to make transportation into town easier for people who live further away. The list is endless and in my opinion, I think worth looking into and focusing our efforts on rather than spending so much time and energy on limiting what people who have chosen to invest in Lake Placid do with their private homes.

The STR rental plan should be dealt with accordingly and not seen as a solution to affordable housing, which it is not. Affordable housing in LP is a real problem and needs to be dealt with directly like other municipalities have done.

town needs to create incentives [for long term housing opportunities] not restrictions; not always a bad thing [that STRs seem to be like a business]

Between my own property and the other property I have 5 long term rentals besides the 1 STR unit and have had for over 40 years.

Also, we need to provide some form of subsidized housing for the locals and also for our seasonal workers. I'm told the 5% bed tax brings in over \$1M a year so that, along with the permit fees, are a source of funding to do that.

We would not consider converting the property to a long-term rental because we don't want to be shut out of our favorite place. In addition, the potential for damage from careless renters to the home we have maintained for for the past 16 years is a major deterrent.

Additionally, the sale of our place would be unlikely to increase affordable housing opportunity in Lake Placid/North Elba because it would most likely be purchased by wealthy non-full-time residents.

The housing situation in Lake Placid is complex and the focus on STRs misses other key aspects of the problem. STRs also have positive effects which should be considered in making decisions about regulations.

However, any new law needs to take into account that since the pandemic and this law's inception, the housing market in Lake Placid has changed significantly.

Currently, there are at least 3 new low-income housing developments being built. During the pandemic there was an influx of people who bought homes and moved here to escape the cities and have now left but kept

their homes as 2nd homes. Assessments have seen enormous increases as well as home prices, inflation has spiked, and high employment needs exist. All of which, and just some of which, should be examined and reflected in a new law, instead of just white-washing the existing law.

If you want to ensure housing for locals, put a limit on the number of large houses that can be built. You don't have tons of locals looking to rent or buy a 10 bedroom home - they want 2 or 3 bedroom homes. They barely exist anymore. If you want to come to LP and build a house - great, can't be more than 3 bedrooms. Want bigger, look for an existing one to come on the market. There's my suggestions

All the while, hotel owners who do not adequately serve families and pet owners are pouring fuel on the fire rather than improving their own businesses. With or without STR's, the homes near Main Street are too expensive for local workers due to major trends and will stay that way. The only housing in the protected areas that's affordable is precisely the hosted cottages, carriage houses, and apartments which the residents prefer to rent to tourists rather than restaurant workers.

Even if you eliminate short term rentals completely it would not fix the affordable housing shortage, or suddenly make housing stock affordable. It might slow the housing price increase, however it will not make an \$800,000 house into a \$300,000 home. The town must create deed restricted, permanent long term housing stock, so a portion of long term housing stock stays affordable in perpetuity. We know of projects in other towns where federal funds and donations are used to lower the cost of materials and labor thus significantly reducing home prices. These homes are offered to local buyers at a market discount, with restrictions on the amount of increase in sales price (when sold) to keep the home affordable.

Housing costs are rising everywhere, not just in Lake Placid.

I have lived in LP for over 40 years and I have seen what has happened with real estate sales. It is no different here than it is in any resort community. I see that you want to stop the sale of properties to the outside public, who may be purchasing to short term rent. Do you expect that this will lower the property values and they will come down to prices that local workers can afford on the incomes they make here in this village? Thinking that could never happen as right in the village we have three substantial taxes and as of recently, now, like the Town of North Elba, we pay for water usage. That would be on top of mortgages and insurance. Regarding your strong appeal for affordable, long term rentals, do you understand what it is like to be a landlord to the people that most need the affordable rentals? I would say, from so many people I see that are looking, that they need housing for them and their pets. In most cases, pets are left alone in the rental home for a majority of the time that the renter is working outside of the home. As you are aware, most long term rental landlords restrict their properties from occupancy by pets. We all know why.

If the town wants to protect long term housing then it should incentivize long term housing development instead of trying to restrict STRs which ultimately helps no one.

NYS Laws need to change to help landlords for LTR, I will never do LTR again.

I understand the affordable housing concern, however some of the more affordable towns are a short commute. I lived on a floor above a bar in Plattsburgh, but through hard work and saving my pennies I was able to incrementally live somewhere nicer. I lived in Jay for a long time and fortunate to finally be able to afford to live in Lake Placid.

Thank you for instituting the moratorium; I hope it will be extended. We need affordable housing for local workers.

I do not believe STRs are the problem with the lack of affordable housing. When we purchased our home 16 years ago, we paid \$400,000. That is not any kind of threat to affordable housing by any stretch of the imagination. For a year and a half, a local Physician's Assistant stayed in our home at no cost to her, because affordable rentals just are not available. It was a problem 10+ years ago and the problem remains. I respectfully ask that you focus as much attention on the issue of lack of affordable rental property in Lake Placid as you do on STRs. Young people simply can't afford to live there and that is a problem. If you take a good look at the portfolio of available STRs, I think you will find the same thing I am saying. For the majority of properties, they would not qualify as affordable rental properties or properties for sale.

Create some affordable housing where there are vacant land and or rundown buildings.

The issue of affordable housing for the workforce needs to be addressed with smart development. Lake Placid is a gem and the world knows it. Housing costs will remain out of reach for the workforce without smart development. Banning STRs won't solve that. But I am fully supportive of limits and regulations.

I agree housing for local residents is important but as far back as 1980 when I first visited Lake Placid, most homes in the immediate area of Main St and on the lakes were out of the reach of locals and were rented out. At that time they were out of our reach as well. Today, there was an affordable house brought into our neighborhood two years ago and it still has not sold so how is affordable housing the fault of STR and how will putting even more restrictions on STR solve a problem that goes back to at least 1980??????

While I firmly believe that finding sustainable long term housing solutions is very important, virtually eliminating ALL STRs is not the solution.

I have both a STR and a LTR to balance out my interest in the town. Both rental types provide value and should not be lumped in as one causing disruption to the other."

Given the high property values and the great popularity of Lake Placid, there is a great risk that heavily reducing STRs will lead to properties being purchased by people out of the area. This will keep the housing issue in a similar situation AND remove potential to raise more money to address housing.

What is the goal of these rules and Regulations? Is it to drive down real estate values to make the housing more affordable for people who work in Lake Placid?

Regarding the balance between STRs and long term ownership.... I don't disagree that there is a lack of affordable long term housing to own (or rent), but that's the nature of a tourism based town. Taking away STRs will not make r house houses affordable to locals (even if our house was valued at 1/2 it's current assessment, nobody working locally would be able to afford it) all it will do is destroy value for owners.

Please consider adding another category for STR rentals that would allow multi unit (2/3 unit) properties in residential areas the ability to provide long-term housing balanced with short-term housing whereby the long-term tenant can be the direct contact for the STR in a similar manner to a hosted rental if the property owner is not local or is local but owns more than one property. (maybe even adjust the definition of hosted to allow local property owners within 30 miles to be more inclusive of the greater community?) This option incentivizes balanced short/long term holdings and investment in our community. "

STRs are not the reason there is limited low and middle income housing available. This lack of low and middle income housing has not been a priority of Lake Placid's for many decades. The town has chosen to have the rich and upper middle class supported, as well as the hoteliers, versus the working people who work for them.

non-owner occupied residential STR's should not be allowed. Even 90 days, its just enough and takes away long terms options.

Should limit the number to protect permanent housing stock

If the goal is to create more long term rentals/home ownership for workers then the town should invest in land banks and other mechanisms that directly impact the availability of rentals and ownership as opposed to an indirect mechanism that will ultimately negatively impact homeowners equity.

There should be a restricted number of permits offered, and when an STR is sold, the permit should not be transferred. The new owner must reapply. Once the maximum STR permits are issued, there should be an annual lottery as expired permits become available.

The 120 day rental limit punishes properties that rent by the week. If the reason for the limit is to reduce incoming and outgoing patrons it isn't effective because two day rentals would be 60 exchanges, 7 day rentals equals 17 exchanges.

The limitations set for number of days for STR seem somewhat arbitrary. I can understand some sort of limitation here, but the current rule does not seem to make much sense.

As a short term rental owner I am a "part time" resident of Lake Placid. I feel strongly that this key part of the community is somewhat ignored. We have embraced short term rental governance and regulations since they started. We love the community and want to make sure that there are rules and they are governed. However we do not agree with a ban of short term rentals in any area. Limits on the number of STR;s should be set and looking at all the data provided it appears as if the number of STR's is at a level which requires extreme measures. Occupancy maximums are absolutely necessary and better enforcement is needed. However enforcement is not just on STR's but on the entire community. Every resort or destination area requires additional controls due to the nature of the community. In an event driven, tourist heavy environment you will always have a large numbe of visitors. Having controls and enforcement is necessary. Lake Placid and North Elba are not alone in the challenges for Long Term Housing in a vacation community. All over the united states the same challenges exist and banning STR's is not a silver bullet. It can in fact cause additional unanticipated issues. In relation to current rules I do not think 90 days versus 120 days makes a major difference . I do think 120 days as a maximum makes sense. I think most STR's would land in a range of 80 - 120 days (and likely be around the 90 day mark). Having a bit of flexibility would be an improvement. Renting your house 25 -33% of the time is plenty.

For me, I think we need rules in place, but I feel there are several issues with the current law, and we cannot have a law in place, which was passed under such suspect circumstances.

Elected officials should work with the County and State to develop affordable housing, while supporting STRs without rental day restrictions.

"I have many thoughts but at the moment I hope you will please take into consideration people who have invested in our community who are at risk of losing the income potential that we rely on to live here. My

family lives in Keene and works in Lake Placid. We purchased two homes based on the income potential of one STR per address plus long-term rentals in the other units on the properties. This income potential both allowed us to make the initial investment and allowed us to make improvements to the properties instead of leaving them in the state of disrepair that we found them in. We rely on the STR income to keep the long-term rents that we offer low. The current STR regulations do not take into account those who have not just made a business investment but who have made an investment to better the community by providing nice, recently updated long-term rentals at very affordable prices offsetting the overhead with the single, currently allowed STR on site. If the two STR permits I hold are revoked, it will be a large loss of income and it will mean I will have to raise the rents on my long-term apartments significantly to make up the difference. The long-term rentals are frequently occupied by teachers, corrections officers, health care workers, and other entry to mid-level professionals who will not be able to afford the increased cost.

Those of us that run STRs enjoy being an "inn keeper", enjoy helping guests learn/appreciate the ADKs. If forced to be a LTR we would all just sell, never wanting to be a land/slumlord, totally different experience.

"I think we are way to focused on str over ltr.i have both .I have had ltr and renter didn't pay.the str I get paid the day they rent.

Current/future regulation:

I believe both hosted and un-hosted should be accepted in all areas as well, but that wasn't a question that was offered.

if you maintain a permit with no complaints within the guidelines it should be considered. if you have a permit in place it should be honored.

The rules are skewed and need to be revised. Not all STRs are the same, nor are the general public looking to buy million dollar homes. Current STRs should be "grandfathered" in and future STRs can be more easily managed/approved going forward. The independent contractor you hired a while back put together a slideshow of how STRs are not hurting the town. Additionally, it showed no correlation between STRs and the rising cost of housing in Lake Placid.

current str requirements are clear and reasonable. those that have gotten complaints seem to have been dealt with in an appropriate time frame. "

current regulations seem to be working based on the low number of complaints against permit holders

Properties should be treated equally and should be able to rent for at least 120 days unhosted.

Should apply to all resorts/hotels, motels that have and do short term rentals

as it stands, the STR requirements are clear and reasonable. As a home owner who is not a full time resident of LP/NE, it is fair and guidelines/rules are fair.

It has be fine tuned to whete the property is located

when something is working it shouldn't change. the amount of complaints in the psat 2 years is very low.

Current regulations on parking space and limiting number of people significantly helped the parking situation on streets.

The current rules seem to have resolved the vast majority of neighborhood concerns with respect to parties, parking, noise, etc. The rules are working.

According to the report issued about a week ago, 2 properties were responsible for almost 30% of complaints. Why are you still concentrating on ALL STRs instead of dealing with the real offenders?

The current rules DO NOT support hosts in all areas of the town and village fairly. We are 100% in support of upholding rules such as: guest maximum, abiding to noise ordinances, no partying, having adequate parking, quiet hours, etc. That said, we are not in agreement with the current rules that our neighborhood has a 120 night max rental allowance per year. We live in an area where family's are attracted to the neighborhood we live in, and we feel grateful to host quiet friendly families who come to LP and spend a lot on tourism, attractions, dining, etc. - yet we are subjected to rules that have been implemented regarding restrictions on how many nights our home can be rented. Whereas, in other areas of the town/village - the surrounding neighborhoods near Main Street, etc. where there is no limit to how many nights the rental can be rented (unlimited) that is where it seems to be many of the issues/complaints are seen as far as - parties, noise, parking issues, excessive headcount, and other issues regarding guests not abiding to rules.

I believe everyone has a right to host short-term rentals so long as they are following guidelines and being a good neighbor. It should be a right that can be taken away if you are not following the rules or receive too many complaints.

Current situation seems stable during very uncertain times B considering real estate prices, economy, population trends, etc

Current rules are more than adequate. Any additional restrictions would be draconian and self defeating

There will never be a solution that will please everyone. I think the number of STR's should be limited and in neighborhoods.

The current rules are sufficient for health and safety and noise. The issue is enforcement. Curtailing STR's for reasons outside of noise and safety should be weighed against the impact of homeowners rights and a loss of equity.

"I generally believe that property owners should be able to do as they please with their properties. That being said, it is important to recognize that calculated regulations are necessary for the sake of the local economy and quality of living in the area. However, I feel that many of the current regulations are counterproductive, and geared to owners who are irresponsible in their practices.

Certainly there are other solutions. Maybe only allow each family to own only one STR. Maybe allow those people who have owned their house since before these regulations to continue to rent. Perhaps consider the size of the lot. (My house is on nearly an acre). I feel like these regulations are having many unintended consequences and they are inherently unfair."

I feel the current ordinance involving STR'S creates a good economic balance for the town

Limiting days makes little sense. Either allow or prohibit.

I believe that the 90 day rule is sufficient to prevent any tourist overload from occurring in the residential areas the occupancy limits and parking rules were well thought out and should prevent issues from occurring. No changes need to be made to the current STR rules

In short, or I guess quite long, the current law does need to change its classifications to encompass the wide variety of STR owners, especially its local population and how they can operate. Any law approved CAN NOT be approved by 3 members of the opposing industry, they should only have a limited say, and these questions will only, in my opinion, cause skewed stats and no real information that needs to be considered."

I don't think it is fair to change rules on houses people already own

Current rules ok but often need clarification

As a proud and responsible resident of our beloved home in the Village of Lake Plaid for the past 22 years I feel every full time or part time resident/owner hosted or unhosted, should have the right to receive guests responsibly, as set by the current rules, with proper management and enforcement of rules.

Overall, I think the new STR permit system is well thought out and fair! But PLEASE get rid of any min nights as 90 or 120 makes no sense and just hurts that owner. Please grandfather in any existing STR's as changing the rules and taking away any permit may just result in another law suit. I do like the idea of zones with no NEW STR's in some while others are more flexible in having them.

90 days rule for the village is too limited. It should be at least the same as the town 120 days. Our taxes are higher (+village taxes) so we shouldn't be limited like this.

Number of guests allowed in a hosted home should be at the discretion of the home owner/host.

I don't agree that STR permits should be made more difficult. The complaints are mostly for a few rentals which overcomplicate things for everyone instead of just dealing with the habitual offenders. The rest of us comply with regulations and screen and monitor our guests diligently.

A host should be able to STR a cottage on property. That should be considered as if it is another room verse a separate unit under a B&B

too small town for not having short term rentals, it should not be a limit on how many str on a property residential or commercial are as long as they comply with the noise and parking in neighborhoods, I had more problems with long term people than the short term about the noise

I don't see the purpose in restricting number of nights.

The max 120 days of rental and your parking limits are reasonable and if enforced keeps it a fair balance.

Above all safety is most important. Current STR rules adequately cover this line.

Limit STR for the purpose of health, safety and nuisance. But don't ban them.

I agree that health and safety rules were needed for STR just from my experiences as a short term renter in LP over the years. However, I feel the village is looking at measures that are too drastic and detrimental to the village long term. Even though we have never rented our home out due to COVID, we would like to know that we can once when we are ready. We have been paying for a permit every year hoping for the best and now we are faced with being banned from renting out occasionally until we are ready to move there permanently.

I would hope that at the very least, those who have active compliant permits are grandfathered in and exempt from any new restrictions.

I actually believe that the maximum number of people allowed should be ONLY what the beds in the property can sleep (not +2) - I am not sure about the system for reporting, I can only surmise it is adequate. Our property is in a private area as opposed to in the village with homes all around

Hosted STR should have to follow the same rules as unhosted STR. Their reason for wanting to do STR are no different than most unhosted second home owners, financial need in order to afford the home.

The current rules should allow 120 days rather than 90 and should have stronger penalties for violators.

STRs should encompass all of LP, not just a select group of streets.

I think the STR Rules should allow 120 days a year rental for hosted and unposted permit holders.

Maximum occupancy may be better considered by available space vs # of rooms only (for example, large, open sleeping space accommodate more people than small rooms).

As we understand it, the Village and Town are effectively looking to eliminate short term rentals from comprehensive portions of the area. As new homeowners in the area, we would be opposed any such change as we believe the current system adequately balances the community needs as a whole.

A reasonable compromise solution would be to cap the # of permits at the current level, by zone. Should a current permit holder let their permit lapse, then there could be an options for someone else in that zone to take it over but leave the total STR count flat. Current STRs in good standing (nuance complaints, safety violations) should be allowed to keep their permit. You could then allow new permits in zone where you want to encourage more STRs (commercial zones) and naturally there would be a migration. "

I think the proper balance would be for the same rules to apply to all STR rentals and not be skewed in a manner that favors the properties and parts of village that board members have personal/financial interests in.

We first visited the Adirondacks in the 1980s, vacationing with our young children. Then in 2006, we bought a house on Colden Ave to allow us more frequent access to the area. The place suffered from years of neglect--it was filthy and uninhabitable, with a crumbling foundation, dangerous DIY electrical fixes, a clothes washer that drained directly under the basement floor (no drain pipe) which caused serious mold issues, as well as numerous other fire hazards. We brought the house up to code, made it safe, and improved the appearance of the property--all using local contractors. We also have a local resident as property manager and another to help prepare the house between guests.

In contrast, we have watched the long-term rental next door deteriorate considerably over the years and which is without question the worst eyesore in the neighborhood.

We continually clean up the beer cans and assorted trash that the occupants toss into our yard.

Any consideration of amendments to existing STR rule should take into account current active STR's who obey by the rules, should be grandfathered in.

STRs have had a mostly positive impact. Regulation should consider how they can improve Lake Placid as a place to live and vacation.

If you want to minimize impact to neighbors - stop allowing the party houses; make sure STRs have minimum one week stays; put a cap on the the number of people allowed per house regardless of the size.

I believe the current STR rules for the Corridor and those proposed by the commission are sufficient and should not be changed.

Please consider allowing those with existing permits who made investments based on the rules set forth by the town and village at the time to continue holding those permits even after the new rules go into affect to protect the investments they have already made in the community.

Current STR owners that abide by current rules and regulations should be grandfathered in and not forced out. Affordable housing should be available and factored into this plan. STR owners with higher assessed value should not be pushed out in consideration that it's not true affordable housing. Each situation should be treated as uniquely as the owners and property.

Current rules are beginning to impact the homeowner's bundle of rights. Home owners have the right to rent their property. Limits on renting because of duration restrict this right. The Town/village should be wary of impacting home owners rights

The questions above do not adequately capture what is wrong with the current laws and are shaped to create momentum behind revamping the laws. The ninety day maximum is government overreach and meaningfully diminishes property values (and the assessed value upon which taxes are based).

Would prefer 120 night restriction in the village to match the town

Neighborhoods:

The current 90 day STR rule allows for STR to be rented for a reasonable amount of time and also used by the home owners. My worry is if we ban STR there will be empty homes in my neighborhood. I don't want empty/dark homes and see the value in how these short term rentals are helping our economy thrive.

Impact on neighborhoods. That could be positive if the house is managed and maintained properly or that could be a negative impact if house not managed properly and ill maintained. So enforcement is key.

Income I generate solely goes into maintaining my property with a new roof, new windows new stairs and porch, and inside upgrades.

Short term rentals should not impact the neighborhoods if managed and governed appropriately. A stronger STR community which is engaged can be leveraged to improve the governance and achieve common goals of the community.

I don't believe there should be a rental limit on Property located on Mirror Lake. The reason is over 500 people walk the lake sidewalk everyday and there is separation between properties. It is not a neighborhood and should not be enforced as a neighborhood."

If I seem angry it's because we followed all the rules, invested a LOT of money, and are being threatened with closure and financial loss to protect a neighborhood we are not truly in and which has been improved by many investors while it's under attack by subsidized housing schemes bringing in problematic residents and more

traffic. The home we bought was on the market for months and no one bought it because it needed major work and is next to a business. The neighborhood has a 25 mph limit and stop signs to reduce speeds while Wesvalley has been being turned into a dangerous and noisy highway since a few weeks after we bought the house.

The other big argument of the time was taking away affordable homes, and as a result, family neighborhoods, in lieu of STRs. I'll skip the argument of living in this town long enough to see a time where many many homes were empty or falling down (or burning down as the case was for a while) with no prospective buyers, including those of new families to a town of well maintained homes with few empty and decrepit ones and a limited number available for sale. If that has to do with STRs, that sounds like a good thing to me. Those imaginary families weren't buying when the real estate was available, and the transient nature of this town has always made the number of rentals, short and long term, higher than most other places in the world, so to pretend that is not the case is just not the truth.

Our community is losing its soul. People don't know their neighbors anymore. We no longer have neighborhoods where children play with each other. We are losing our volunteers. Working people can no longer afford to live here. When are we going to wake up.

My place sat vacant 3 years before I went to STR, and will sit vacant again if LP keeps implementing more rules and regulations on its local people. "

Other questions seemed to be intentionally vague, like ""STRs impact neighborhoods."" Is this meant to be positively impact or negatively? My home was literally falling apart when I bought it...the front and back yards were both overgrown with weeds and wild bushes. The entire downstairs lacked insulation or working plumbing. The electrical system was in disarray to the point of dangerous. Nearly all the windows were leaking and had fogged up. That house was negatively impacting the neighborhood. My STR is quiet, well kept, never a nuisance with noise or parking, and provides economic benefit to my neighbors (many of whom are contractors and shop owners that directly and indirectly benefit from my guests).

Prior to the STR law, we followed all of the guidance the law put into effect with the exception of parking (of which we have ample parking). Our neighbors in Lake Placid have used our home for large family visits when they need additional space. We do not charge our neighbors for anything other than our cleaning fee. We tend to host families coming from various parts of the East Coast who are meeting to enjoy all Lake Placid has to offer, often it's for a family event like a wedding. Having done STR for 6 years, we have never had a disrespectful guest. We had an issue with our guest once putting their garbage in our neighbor's can which the neighbor had placed at the end of our drive. We worked with our neighbor to resolve by simply paying for an extra trash pick up.

I oppose SRT's that change neighborhoods from family residential to business use, Hillcrest for example.

I do not think STR impact neighborhoods. When we first got our home in Dec 2019 many of the homes in our neighborhood rented out. But, we still got to know the owners of the homes and their families and it did not change the neighborhood. Some of those homes have since been sold to people who are not renting and plan to eventually retire in that home. What impacts our neighborhood the most is the home that has some type of church affiliation that has people coming and going constantly and does hosted STR. Our home is also next to an apartment complex that also has turnover so I am not sure why this small enclave is part of the proposed area disallowing STR completely.

To ban STRs in hopes that neighborhoods will return to how they were 20 or 30 years ago is not realistic. The train has already left the station.

In the Hillcrest neighborhood banning STRs will do NOTHING to help LTRs, the properties are too expensive and will simply be sold off as 2nd home to city folk that will spend 4-6 weeks/year up here. You're just going to make the neighborhood dark.

I love to be able to give an experience of lake placid .I'm a local and have a construction company and we want to transform our community homes to a better place to evolve and restore the older run down homes.

Don't want homes in the community not being used to full potential.

General:

Very onerous process to obtain the permit last year, should be more streamlined process

When do we discuss the realtors and capping these crazy high prices they are listing? Especially on those homes in the approved STR corridor. The problem really starts right here.

If you clearly state your mission for STR rules and regulations and how it will benefit the citizens you work for, they will greatly appreciate it. Also, with a mission statement it will be easier for knowing when politics are in the way of what is correct

Fees are too high. Already paying 5% occupancy tax

This survey is quite flawed, as are the policy changes being discussed. Question will not properly reflect opinions. Similarly, people for stronger and looser rules could vote either way on second question.

There does not appear to be a reminder to renew STR permit.

"I don't like the way these survey questions are worded. It seems like it was created by someone or multiple someones who already have a judgement about the issue, or can easily manipulate the stats in the future because of the questions ambiguous nature. I also believe there is a similar issue with the ambiguous answers. Partially agreeing will be grouped in with agreement and partial disagreement will be lumped in with disagreement when it comes time for using this survey for metrics. In my opinion, there is not enough un-bias specificity in either the questions or the answers to get accurate information about this controversial issue from this survey.

A perfect example of my fears are the stats given in the Adk Enterprise by The Lake Placid-North Elba Land Use Code Committee member describing stats of Unhosted vs. hosted STRs:

..."There are 473 active STR permits that are relatively evenly divided between the town and village, according to data presented by ..(I'll leave names out). He said about 15% of inhabitable units in the town are used for short-term rentals. Of all the STRs in the town and village, (He) said 67%, or 310 rentals, are unhosted.

(He) presented some statistics suggesting that unhosted STRs create more disruption to the community. He said the vast majority of 115 complaints lodged against STRs from August 2020 to April 2022 were noise complaints, and most of those complaints were from unhosted STRs in the village, where lot patterns are more dense. Of those complaints, (he) said, 40 were from two unhosted STRs alone..."Also, if you take the

40 complaints from 2 STRs out of the equation, are the "vast majority" of the 75 remaining still from unhosted properties, or is that a skewed stat based on 2 outliers.

That is the problem with ambiguous stats, and those who use them for their own means.

I get the impression that this is an exercise in futility to add my comments to each of your survey questions because I think the board has already made its decision and is just going through this process to say they did. I hope I am proven wrong and that all the comments are in fact read by the board and taken into consideration before any changes are made.

I used to professionally write surveys and questionnaires. These questions operate more as a "push poll" than a true neutral polling of opinions. The scant questions are infused with underlying assumptions. For example, the way a lack of affordable housing is linked with STR in the poll is a false equivalency, especially in view of no questions that speak to the local revenue STRs produce. Only "hosted STRs" are considered. This survey seems designed to produce a result the authors want it to.

Take off the owners address on the permit. This can cause upset guest or residents to harass the owners at their place of residence. If an individual wanted that information they can go to the town and obtain it.

Objectively speaking, this survey is constructed poorly and clearly written by someone who does not want STRs in Lake Placid and does not know how to create surveys that generate actionable data. Some questions are simply stating a fact like "STRs provide income opportunities for full-time residents/property owners". Any income-generating activity by definition provides income opportunities for whoever is generating it. The same statement would be true of any activity, such as "Lemonade stands provide income opportunities for full-time residents/property owners." "Hosted STRs (owner/residence required) should be accepted as a use in all areas." "What about un-hosted STRs?" "The current STR rules are sufficient and need no changes." This is too vague to provide meaningful data. I believe the STR rules are overly restrictive, but an answer of "completely disagree" could be used as a vote to make STR rules MORE restrictive.

"STRs impact neighborhoods" is a misleading comment. Positively? Negatively? I understand it was meant as a negative connotation and answered as such, but I think there are many positives to a neighborhood when they are allowed too. This survey was clearly biased, and as such should have its responses thrown out.

Both sides should be considered in decisions. I don't believe there are any STR owners involved in the process.

I am concerned about bias given the composition of the Town Board and their affiliations.

This survey is quite flawed, as are the policy changes being discussed. The current rules should allow 120 days rather than 90 and should have stronger penalties for violators. Question will not properly reflect opinions. Similarly, people for stronger and looser rules could vote either way on second question. Supporting long term housing sounds nice, but who pays and how it's done is the problem. Historically, support for ownership of SFH's has raised prices over the long term. Would you rather be next to a nice quiet business, or a rowdy full time neighbor who doesn't maintain his property? Stupid question. STR's can impact neighborhoods both positively and negatively. Again, bad question. The "Hosted" distinction is simplistic and discriminatory. It also will destroy rather than protect workforce housing. It seems designed to reduce voter backlash, reduces employment for cleaners and caretakers, and seems to help hoteliers. It needs to go. Of course, STRs provide income. Bad question unless you are testing to see if respondent is low IQ. The rules for day visitors might need a look, but what's important is enforcement against bad actors and educating owners how to avoid party

groups in the first place. System for complaints is less important than enforcement. If the current fees and penalties cannot pay for enforcement then perhaps they should be raised.

I don't think it is fair that the rules have changed so much since I bought my house just 2 and a half years ago. I feel like these regulations are very unfair and not representative of the majority of the community. Even the questions on the questionnaire are misleading and I feel like the decision has already been made. We live in an age where vacation destinations have Short Term Rentals.

I feel the advent of hosting platforms such as airbnb encourage better behavior from STR guests as the opportunity to provide negative feedback exists which affects their future use of the platform. In my 4+ years of being a STR host have had only one instance of anything other than a great guest.

The MuniREVS system is not very user-friendly. Is this by design?

Why do STRs on Main Street get exempted from regulations that apply to STRs in other neighborhoods?"

"I have many thoughts on rules and requirements and transparency that should surround any discussion in a community that impacts all of the people. I do not feel the process has been transparent. I appreciate efforts to keep people safe but not at the expense of STR owners being scapegoated for all of the issues that surround homeowners choices. There is too much animosity and blame that is unwarranted on those folks who are properly running their STR. There will always be people who do not follow rules, that have been put in place. Those people should be dealt with by The committee that was formed to regulate them. Not all STR owners should be penalized monetarily or ostracized by community members who believe they speak for everyone. It's undemocratic, mean spirited and divisive. Everyone is entitled to have their voice heard and noted. Not just the few people who seem to be driving this unneighborly type of "witch-hunt". More emphasis should be placed on all the new housing developments for 500 units currently being built. More shout outs should be given to The Holderieds, The Lussi's , High Peaks for creating housing for their employees. Stop focusing and pushing blame on long term housing being taken away by STR. It is no longer TRUE.

Speak to the positives that are happening. Fear and mistrust breed more fear and mistrust. There are at least 3 new affordable Housing developments being created that I am aware of. Where is the Press on that? It's not as exciting of a story? It should be. Listen to STR owners opinions and ideas, their REASONS for being good stewards of their property. STOP the naysayers and be sensible in LP's approach to alternative places for guests to vacation:)

Non-STR Permit Holders

General Economic impact

Our town needs this extra support with the events we are aiming to hold.

Another key fact is your young folk with children do not want to stay in a hotel room for a week or the duration of their vacation/visit to lake placid. Sorry to say but hotel seekers are your business folk and older folks. Business meetings don't really happen in lake placid any longer so they are out, May be you should look to bringing them back.

Older folk want to be sure the walks are shoveled/plowed, get help with their luggage, elevators to ride in, dining on premises and handicapped essentials to accommodate their needs. Life changes and so do people and STRs is new way people like to travel. We don't want to listen to out neighbor in the next room over, we like our own space, cooking for our family, a grill, many bathrooms, a yard, no one knocking on the door at 830am. Hotels are out dated and do not offer these things. And let's not forget will cost you more a night then a house/condo.

Finally, lake placid can not afford to take a hit with what you are proposing with STRs, where are you going to put the people that love to come to lake placid for sports events, hiking, exploring, or down right enjoying the 2x Olympic village.

Tourist do not all like to stay in hotels. When I go on vacation I want to rent a home as many people do. Lake Placid survives off of tourists. All of the businesses would suffer without the support of tourists. Locals are forced to drive an hour to get many items that Lake Placid does not offer. Lake Placid was built to be a tourist town with all the restaurants and main street shops that many locals do not support on a regular basis. Banning STRs will make cleaners, caretakers, realtors, contractors, restaurants and many others suffer financially. STRs offer job opportunities which is something that is lacking in Lake Placid. I hope that you give some thought to my message and correct the root of the problem which in my opinion is the lack of good job opportunities.

Many of you fighting against the STRs today are the root of what has happened with the people loving to be here— marketing our village the way you have for years and now you want to turn all these people away? Why so the village can struggle again? Your marketing tools paid off but you did not manage them when you should have and now want to because the hotels aren't making the \$\$ they use to. Lake placid business will go else where, to other surrounding communities, they will thrive and all these houses you want to put long term housing in will sit empty because being a landlord is not what people want to do.

Who spends thousands as a family in town and surrounding areas, tourists that's who. And who uses str tourists. When you go on vacation do you stay in dingy non-updated hotels or in remodeled houses with private entry, yard kitchens bathrooms and a few rooms to be in. I know I choose str's for my family when deciding vacations.

How often are locals spending 200,000\$ to remodel an already over priced house, using local contractors using local stores, local driveway, pavers locals.

The 130-day limit on STR's should be restored. The current 90-day limit puts a cap on economic growth within the town

I bought a vacation home in 1986 and did some STRs and became a full time resident in 1997 and I am active in this community"

The 90/120 day requirements are not acceptable. My business suffers due to these restrictions. Days of rentals should not be limited.

Saying that STR provide extra income for residents is a joke. If you can afford a second house in the area you don't need the extra income. We need more full time homes for families and young couples before we don't have a community or a school. We don't even have the historic rivalry of Saranac Lake and Lake Placid athletics anymore because we had to merge sports teams due to lack of numbers.

While STR provides income for full time residents, so does long term rental. Also, not all residents (homeowners) can afford to live in LP full time with the childcare and work issues in the area. we rely on rentals to supplement income when we must leave.

Current rules do not address businesses (unhosted STRs) in residential neighborhoods
"re: some STRs 'seem to be like a business': ARE BUSINESSES

STRs and Neighborhoods

Short term rentals have negatively impacted our neighborhood. We have a STR next door whose owner lives in NYC and never comes to check on the property. We have had to make numerous complaints over the years regarding noise and loud party groups. We got little or no support when we made the complaints. I personally dislike not knowing who will be there from one rental to the next since I know all of my other neighbors. I dislike the fact that the owner is making huge money on the rental and has no regard for us. He should put up a privacy fence if he has any regard for us. The STR house would be a wonderful home for a family in a nice neighborhood, however the price would likely not be affordable

Hillcrest area is a ghost town. It's sad that STRs have pumped a price increase into the market where existing owners feel they should sell and leave the neighborhoods.

In particular the absent owners many not all do not do their proper diligence in vetting the customer. No one should be so disturbed in their own home that they need to call in a complaint. That should be the goal. People behave differently on Vacation and why should the citizens of this Community bear the brunt of poor behavior.

Specific historic vacation rental areas should be exempt from length of stay restrictions.

I used to live on McKinley Street and the short-term rental across the street from us was a huge issue. Including people being drunk and annoying and one time we even had eggs thrown at our house. That is not a joke

They are rude dirty and disrespectful to our community cars flying down streets noisy parties and less space for employee housing ready to leave lp after 5 years, im torn

I live across the street from a full-time str. It is like living across from a hotel. I have filed several complaints against this home, as have my neighbors and nothing has been done. In the 5 years I have lived in Lake Placid, my quality of life has completely diminished because of the lack of community and neighborhoods do to STR's and the lack of enforcement.

Any rules that allow an increase in the number of STRs are ineffective. Need to start reducing the number of STRs.

We need more Families that live here and become part of our community not more second home owners that only want to make money!

STR's have caused the demise of many neighborhoods. The soul of our community has been destroyed for profit.

Folks on vacation don't care if they are noisy, ie fireworks, talking loudly at night so people living close have to close their windows.

Residential Neighborhoods should be respected

STR is a business whether it's large or small. I used to live next door to one, and is now owned by people who live in it. What a complete difference. It used to be a constant rotation of people, some of whom are friendly, some are not. I have 2 others behind my house and it's the same. Large groups. Some have animals that are off leash. With a real neighbor you establish relationships and we all look out for each other and our neighborhood. But the STR takes that away. I like to walk by houses and know who lives there and not have to say "oh that's a rental." I'll say it again. STR is a business.

Several STRs in our neighborhood are operated as unhosted motels. One just outside the village line is often noisy w outdoor parties yet LP police can't respond and complaints seem to go unanswered.

"Our neighborhood and community are being seriously and irreparably damaged by the conversion of residential housing into commercial enterprises. These for-profit businesses are destroying the essence of our neighborhoods.

I feel STR should be limited in residential areas regardless of hosted or non-hosted. There should be areas where people live and areas where people stay while visiting.

Living next to an STR is abnormal. always noise - never quiet.

Absentee STRs are a business which do not belong on residential streets and neighborhoods

Our neighborhood (beech hill) is a de facto village neighborhood. unfortunately, it is divided by the village and town boundary lines. the less restrictive town regulations adversely impact what is essentially a village neighborhood.

unhsoted STRs ARE businesses operating in residential neighborhoods - there should be NO ambiguity here. current rules do NOT address this. "

Housing Affordability

Teachers, nurses, hospitality staff can't afford a house let alone an apartment if there was one. We rent our place and pay far more than a mortgage all said and done

Lake placid is expensive to live no matter if you seek long term living, I pay \$1300.00/rent, \$350-500 light bill then I have to live after. Also here is the kicker, my lively hood is STRs cleaning so I am a family of 3 that you will cripple if you should follow through with your current proposal. Come sept. we as a family will have to make the decision on where to move on to next because we won't have work once you make your plan known. I will not go back to local hotels or restaurants, I have a much better work life balance and finally make a reasonable wage which was not possible at the hotels and restaurants. So while houses go back on the market at an even higher price due to 11% tax increase they will sit empty with no bed tax no people to visit the billion dollar venues or shop on main st

I feel there is lack of financial incentive for my land lord not to convert to str and no protection for long term renters. Which makes any job you have, have insecurities about weather you can stay or not, because I could be evicted any day if he converted to str.

Many more AFFORDABLE LTRs need to be available so service workers can live & work here. Employees were not THIS hard to find before the uncontrolled STR boom.

All hotels and New Hotel Construction should be obligated to provide housing for all seasonal staff. If that means dedicating rooms so be it. No absent STR owners and those with multiple properties a cap on permits and at best they would need to alter property to accommodate an on site person. Which would solve a few issues.

Strs in their current form are driving housing prices up and driving year round residents out. It is killing this town. Good luck finding workers for all of these events!

The regulations do nothing to incentivize needed long term rentals and are far too permissive for STR income properties. How about ALL house sales henceforth are not permitted for unhosted STRs."

I am disgusted by the 11% increase in assessments, which I believe is directly due to out of town wealthy people buying homes at top price for more STR's. Every business here is short staffed but there is minimal affordable long term housing. When is this going to end?

Your not finding local folk buying these places and yes it has everything to do with the cost of living here but even if STRs weren't homeowners here you still could not afford to live here. You need to work 3 jobs in this area to live comfortable even career jobs you can't swing the COL. I know of cops whom are caretakers, nurses who have 2nd jobs, teachers that are bar tenders or servers. The people who afford these houses are the people who get paid well in the cities and don't have to live pay check to pay check. Or locals who fell into \$\$ growing up. Our labor force gets the blow trying to survive because that don't get paid what they should and are taxed like we make a million dollars. Sickening.

The world not just Lake Placid has a housing crisis and more than one property that was once a normal sized home or apartments has been converted. Honestly whatever sob story many of the STR owners tell you is well in my opinion baloney. Rules and regulations are for the benefit of all.

I read every day that families are looking for homes, workers who cannot afford the commute. At this point we cannot fill all the jobs needed so that means anyone who tells you their lively hood depends on it my not be completely honest. Not one construction crew is full. I could go on. But until we sort out our housing

I lived in Lake Placid for years before purchasing my home in Jay. I currently work in Lake Placid as I have for years. I understand the need for affordable housing however restricting STRs is not a viable answer. The root of the problem is the lack job opportunities for full time positions with reasonable pay. Our youth leaves this area in sure of better opportunities which is the main cause for the low school enrollment. Restricting STRs in hopes to create more long-term housing options is not a viable answer as most of these homes are prices well above what an average local can afford. These homes have been purchased for large sums of money and carry high mortgages for the owners which no local would be able to cover the mortgage and expenses the homeowner has to cover. 2nd home owners are coming into Lake Placid and fixing up houses and making Lake Placid beautiful again. The solution for long-term house should be to take the 5% occupancy tax that is collected from all the rentals and use that to build a development for affordable housing with restrictions in those deeds that only allow them to be occupied by full time residents.

Use the taxes and permit fees to create more affordable housing for the locals. I lived in Lake Placid for years so I understand the need for affordable housing I just hope a more reasonable solution can be made. Thank you for taking the time to read my thoughts on this issue.

This town cannot survive without people that can afford to live in it. Str's have pumped available housing dry.

Too many short term rentals provides what I like to call the double whammy, when your job is so short staffed and the only thing you want in the entire world is extra help for just the tiniest bit of relief to make the suffering just a pinch more bearable and then you have the cheapest lowest tipping nastiest big family renting somewhere my potential helper (s) could live. I'd be down for unlimited airbnbs if they turned all the hotels into apartment buildings. You can't gut the workforce and put aggressive consumers in their place your gonna burn every body out. In 5 years it's gonna be a bunch of order from a screen and automatic pizza machines.

Star's have increased real estate values way beyond the reach of local residents.

There are too many str's and not enough housing

As the owner of long term rental units in this town I should be receiving an incentive to rent to the people I do who work in our community. If you are not going to classify these commercial houses in residential zoning as businesses the least you should do is make owners of these properties want to rent long term

There should be a tax break or incentive for people providing long term rental space

If we continue on this path of Rental income/properties there will be no community left to reside in. These rentals are driving housing costs through the roof and making it unaffordable for locals to live and work here. Lose your locals, lose your businesses and then there will be nothing here for people to enjoy!

Investors who buy homes to use as STRs can afford to pay a much higher price for the home because they will recoup their money by running their business. This situation artificially increases the assessment of family homes for people who live, work, and volunteer in the Lake Placid community.

Current / Possible Future Regulations:

I have wondered if there could be a rule about no absentee landlords.

The town should focus on the safety rules to STRs- meaning: a fire escape, fire safety equipment in the house, not allowing "people packing" 5 bedrooms 10 people max, no pull out sofas or extra beds owners and renters take advantage of this, if you caught "people packing" you lose your permit for 6 months, hot tubs and pools NEED to be inspected and signed off by a licensed electrician, you need to have safety features around hot tubs and pools- an alarm a door has been opened, fire places/stoves need to be signed off by a licensed chimney professional, limit number of rental days, example you rent 90 days you have to long term 90 days, no loud parties, cops called you are asked to leave premises 1st call, no exceptions, your house needs to be inspected by the building code enforcement officer before you are approved for a permit/license. If you make the rules hard on the homeowner to follow you can manage and control STRs but you they need to be enforced period.

I think the overall issue which I'm not sure this addressed by the survey, is where the short term rentals are. The short term rentals in residential areas in particular causes issues for the neighbors. I understand that other people use STR as a way to provide for themselves and there are a lot of benefits from STR for people who live here, but at the same time neighborhoods are dealing with noise, people pulling in the wrong driveways. I see it as more of an issue in residential areas. Maybe if it was limited to certain areas this may help. But I understand it both ways.

There should be some sort of residency rule, that if you rent, you must occupy the house yourself for 2-3 weeks per year

They should only be allowed in the commercial districts like other lodge facilities. What is a community without families?

Who can check on all these STR's? We used to rent our condo in FL for 6 people. Come to find out (dummies even signed the guest book) sometimes 8-10. No one checks. Double bunking equals more noise, cars, wear and tear are, garage, etc.. Plus some groups will book multiple STR's and go back and forth, taking kitchen items, bedding, towels, etc.. STR's on Main Street, where do they park? Is there a designated STR parking lot? Where are workers, ie. cleaners, caretakers, going to come from to service the STR's? When do STR's become hotels, ie. how many rooms, units, etc..?

I am a line in the sand person. The moratorium on new permits should extend for years not months. Ignorance of a law is not a defense. No variances should be given.

The situation here is out of control, these are businesses and should be treated as such.

During the presentation it was suggested that The Balsams should remain "as-is" for STR. STR are a cost to the HOA for handling refuse, additional parking and general STR oversight. Recent unit purchases have been bought specifically as STR properties which impacts the safety and livability of the neighborhood. The HOA

Covenants state "...the Association property and all Units shall be used for residential purposes only..." Yet North Elba is allowing STR which are a commercial use.

The North Elba should consider

- (a) limiting the number of permits in an established HOA (e.g., 40%);
- (b) not allowing STR for the first two years of ownership.

These steps would ensure that business / commercial entities are not taking control of what sold to us a residential neighborhood.

Town enforcement is an issue. The Board has handled repeated complaints related to trash, noise, underage drinking, parking of unregistered vehicles and vandalism. There needs to be a mechanism for real time STR enforcement that does not require neighbor-to-neighbor intervention - which is an unfair burden on residents who simply want to live their lives and not monitor STR.

I feel they should be stripped from neighborhoods. Unless owner owns more than 1 acre of land and assessed for more than 1 million

Keep them out of residentially zoned areas. Tax them as businesses and charge them commercial rates for sewer and electric.

Concerning owner occupied STRs, too many ways to manipulate out of this arrangement.

My biggest concern is that there is no way to truly monitor number of nights rented. We are relying on investors and second home owners to operate on the honor code and shut off their calendars after meeting their max. This isn't happening. Post moratorium, if we allow current permits to be grandfathered in we will not see any change.

STR Property's should be in a commercial zoned area. To many people have turned these into huge businesses. People who were in the process of buying a home when the moratorium went into effect, should have access to get and STR

Allowing short term rentals on the Main Street level should be prohibited. We need to preserve our Main Street. Please allow residents to keep the 14 day or less license without a fee. This helps full time residents pay their increasing taxes due to increased property values attributed to homes being purchased by non residents as short term rentals.

Entire Parkside Drive should be a part of the Main Corridor

Non owner occupied str must be treated as businesses and should pay business electric and water rates. I read an article on the Adk Enterprise about someone requesting a variance so they can get a str license during the moratorium because they will lose out on \$150,000 of rental income? That sounds like a business to me. Our neighborhoods must be preserved.

regulating str's to death will not fix your housing problem

STRs and homes chopped into multiple apartments should be taxed, watered and sewered like a business. They should also be zoning laws to require appropriate parking.

I don't believe any boat access only or hike in/out properties should have any type of STR. If guests are at these properties they may not know how to handle an emergency situation. I wouldn't even call these ""hosted"". Unless an owner is on property at all times when a guest is, I don't think these should be acceptable. Not to mention the noise on the lake travels and the extra boat traffic can be disruptive.

I don't believe HOAs should be able to form their own set of rules because anyone can make an HOA.

I agree with the regulations regarding existing resorts/hotels and condominiums/townhomes. I also agree with the no main street level STR. I don't think roads like the Peninsula and Ruisseaumont should be allowed to have STR. Most of the peninsula is not on public water, but pump so that now brings in different environmental factors to look at.

John Brown Road looks like it may be under residential, but I believe should be under rural countryside. The property sizes are large enough and the houses spread out enough that I think any STR would be okay there. Not to mention the property values exceed what most working class people in Lake Placid can afford.

Greenwood, Acorn, Mill Pond, McKinley, Balsam, Johnson, Hurley to name a few are all areas that used to be full of families and neighborhoods. None of these areas should allow any STR.

They should be made to get a change of use for the building, because they are a business. I don't know if they have to prove they have the necessary insurances and fire safety but if not, that should be mandatory as well. Along with annual inspections of the property for fire/safety concerns.

The definition of « hosted » is inadequate. Full time residents of the village or the town who own STRs should be considered as hosted regardless if they live on site and should not be restricted in the amount of days they are allowed to rent. These owners contribute to the community daily and need the added income to survive. Owners should live on property and in town.

Businesses and LLC should not be allowed in residential neighborhoods.

There shouldn't be restrictions other than occupancy, noise, and parking.

STR = Business. They hurt the workers, neighborhoods, and area businesses

The rule for 2 people per bedroom, plus 2 people only works with a reasonable house. In my neighborhood there is a 10-bedroom, unhosted STR which legally allows 22 people. That is too many. I believe that in addition to the people per bedroom limit, then should be a people per house limit that is more reasonable in areas that allow STRs.

Hosted STRs should be accepted as a use in all areas: definition of 'hosted' and enforcement are critical

They are businesses running in residential neighborhoods. Blueberry hills deeds say no businesses in development but there are two people running them. They knew deeds stated no commercial business.

Specific historic vacation rental areas should be exempt from length of stay restrictions.

I don't believe private roads should allow STR. Most private roads are not taken care of by the town or village. They do not have enforceable speed limits and many STR guests don't follow the suggested speed limit making it dangerous for families on the private roads. Also, the full time residents have to deal with the extra traffic and strangers - defeating the point of a private road.

No businesses in residential areas STRs

One of the biggest problems as I see it is the short-term rentals that are not owner occupied that are allowed to be in residential areas. If these short-term rentals are not owner occupied they should be absolutely considered a business and only allowed in the business district areas as represented by the land use code that is currently in place

All STRs are businesses and should be paying commercial rates.

An owner should not be allowed to have multiple STR's. These are businesses which only care about profit.

In my opinion a person who invested in a property before STR regs should be grandfathered in and allowed to rent as many days as they wish. They made an investment without the STR regs and shouldn't be financially penalized.

STRs are, indeed, businesses. They should be assessed as commercial property and they should pay commercial utility rates.

Furthermore, Why not give a tax break to year round locals and charge the STR's more for "borrowing" our town? The question here should be, "How do we help locals keep their homes," instead of "How can LP profit from another real estate deal?"

Increase the number of days allowed to be used as a STR

[Administration / Enforcement](#)

The rules and current enforcement protocol are completely insufficient.

Enforcement of the noise ordinance is a must.

Enforcement should be more visible.

Timely and effective enforcement is critical.

I wonder if there was a better system for communication between the code office and home owners. They doesn't seem to be much inspecting of properties. How do they know how many beds are in a bedroom or if a room quality's as a bedroom, using the internet. How often does the code office look into a str for safety. Who inspects the hot tub and pool chemical test logs. Are there even logs. How many hot tubs are checked for proper electrical breakers. I know one that wasn't and doesn't have an emergency breaker but sleeps 21 ppl. How is that possible In a 6 "bedroom" really 5 bedroom.

There appears to be a disconnect between reported violations and visible actions of the Building Department.

Enforcement of str regulations plus inspection of residences for fire, health and safety violations, etc fire alarms, water and sewage sizing (septic systems) to name a few. A position for this enforcement, paid for by the permits and bed tax collected.¹

There needs to be more control and owners who do not follow the rules should lose their permit privileges.

Is there anyone who inspects these houses for safety. How many third floor fire escapes are there. Do you know about the old house on placid lake without fire extinguishers or smoke detectors. How is that possible. Also it's behind a locked gate. Why is this possible a rental. LACK of safety is going to catch up one day.

"When the majority of complaints are about 2 owners you need to develop an enforceable plan to deal with problems.

The requirements are often unclear or not followed. Complaints are not actually addressed. The system is too lenient.

I would venture to guess the statistics on complaints is much higher but people have not gotten the response they hoped for or have given up.

We need to find a way to make sure that every night that is rented it is reported. I know a few that only claim a few of the rentals but rent most of the year

If hosts aren't following the rules, they should be financially penalized and/or have their permit suspended or revoked

They are an insult and a joke. They aren't enforcing anything and if you have enough money you can buy your way around them anyway.

The "800" number you call never works and the issues never stop

Rules are only as good as those who are enforcing themZ in the past we saw little to no enforcement. Full time residents shouldn't be expected to track the neighboring str's use dates or make numerous noise complaints with little change. Enforcement must go hand in hand with the tules and i think its going to take at least 2 enforcers to properly achieve this job. This should not be on the tax payers dime but strictly those who own str's.

In this time you should be able to develop an enforceable plan to deal with the offenders

We are not aware of the information to answer the question about lodging complaints.

What enforcement is in place to ensure that a "hosted" STR is, in fact hosted?

I would like to know how the monitoring of hosted STRs is done. Also, regarding the system for reporting STR complaints, I think the system should be publicized to a greater extent.

They are an insult and a joke. They aren't enforcing anything and if you have enough money you can buy your way around them anyway.

Enforcement of issues is needed asap

STRs that are unhosted should be taxed as businesses and the money from those taxes be used for enforcement. all of the regs need enforcement (better than there is now!)

The use limitations are unenforceable. The rules/reg do not address the suitability of transient (less than 30 days) rentals (i.e business) in residential districts.

Whose responsibility is it to check VRBO etc listings to be sure the rental is advertised in compliance with STR rules? i.e # guests v # bedrooms etc. We have seen one in our neighborhood advertising ""sleeps 16"" but has 5 bedrooms. The bedrooms have multiple beds therefore 16 could sleep there but this is against STR rules.

Allowing daytime occupancy to 2x overnight occupancy seems excessive in the case of rentals with many bedrooms. in the case of only a few bedrooms it would probably be okay. Also if a large rental were hosting an event such as a wedding it would be okay.

If a STR has a certain number of complaints their permit should be cancelled!! pretty obvious. "

STRs (i.e businesses) should be forbidden in zones ruled ""residential""

of STRs owned by non residents should be limited to one or designated as hotels"

Maybe reporting system is adequate but enforcement is inadequate "

Public Process

I think we can get to a point where there is just too much governmental interference. And we have to be very careful that we don't reach that.

You should not TELL people what they can do with their property, they pay taxes just as the local folk, they eat in our restaurants 1-2 meals a day, shop in our stores and bring much needed home improvements to the houses that have sat falling into the earth or to the apartment buildings that are big eye sores.

"The decision for locations of strts has already been decided. The presentation last week was just to let the community know what has already been decided. Art devlins' comments in the adk enterprise last week said it all. - we are geared toward main st that's where we feel str's should be.- Using this survey to appease the masses is a joke. As far back as last November there was a plan to convert rt86 down to rt73 as location for str's. The officials past sat by as the town/village was sold to the highest bidder with zero thought on how that would affect the community.

It's too late. You're not going to be able to fix this problem. Just give up. If you want actual change, abolish ROOST and lock up everyone who works for them. This entire issue is rooted in their "sustainability".

The village will again be wasting millions of tax payer dollars on a lawsuit brought upon you by home owners. Just a waste of LOCALS money. How does this help.

The land use code informational meeting was great... I agree with most of it.

Has it been considered to bring in a mediator ? As I would like to believe that most might actually care and those that do not well we are better off without them. As they say everyone is replaceable and the STR owners who care more about money than community fall under that category. We are at a tipping point. I believe we can fix this. Line in the sand nothing less should be considered. Ask anyone who grew up in Aspen.

Property assessments should not be a common denominator for STR's. Allowing them in higher assessed properties is ridiculous. Higher assessments mean higher taxes being paid, thus year round people Do Not want STR's in their neighborhoods.

Maybe neighborhoods should be surveyed specifically to ask if they are willing to have STR's or not.

Tell the Village Board to host a meeting where people can go in person and ask questions live. Not the phony board meetings. Get a conference room, and let people ask questions live where everyone is there. No excuses. They don't listen to locals, they think they know what's best, and they certainly don't care that the workforce is fading away. About time they do their job.

We are property owners and seasonal residents. We used to be full time residents.

Thank you for your hard work on this.

The survey seems to be geared to ONLY Hosted STRs, which means that the survey does not really provide a clear picture of the rental community----Hosted, Unhosted and B&B which in reality comprises the total short term rental environment in Lake Placid.

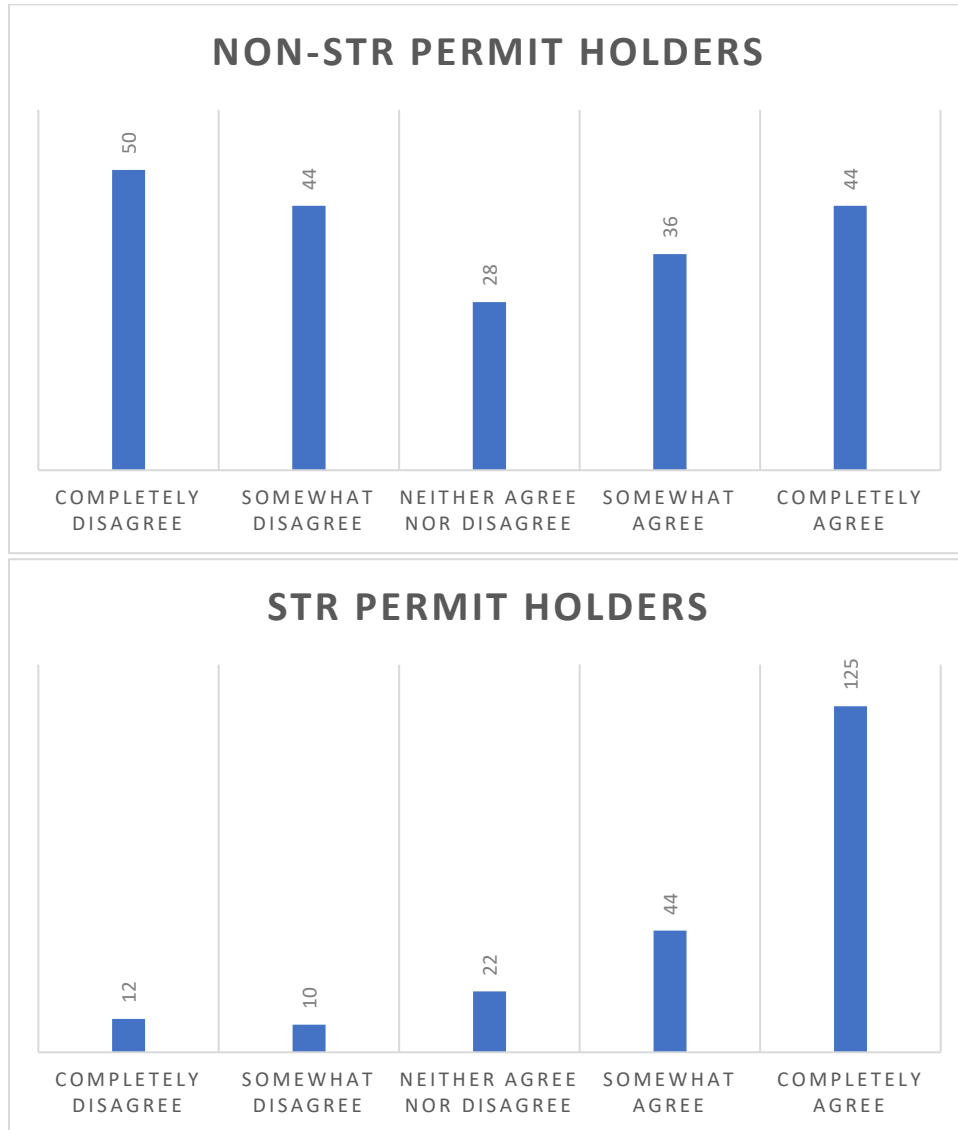
The only comment I have is these rules and requirements should have been implemented when STR's started taking over the community, but community leaders and the development committee chose to do NOTHING!

If you start making exemptions it will never stop! The Village and Town Boards need to FINALLY (as this has been going on for years) take a stand and be done.

.

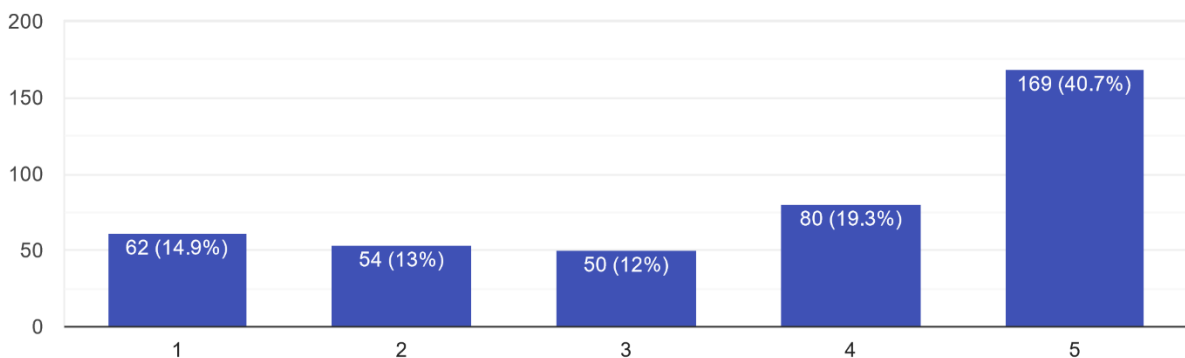
Section 3: The following questions reference the Main Corridor Overlay along Routes 86 and 73 where hotels are currently a conditional use.

1. Any form of STR should be allowed in this area

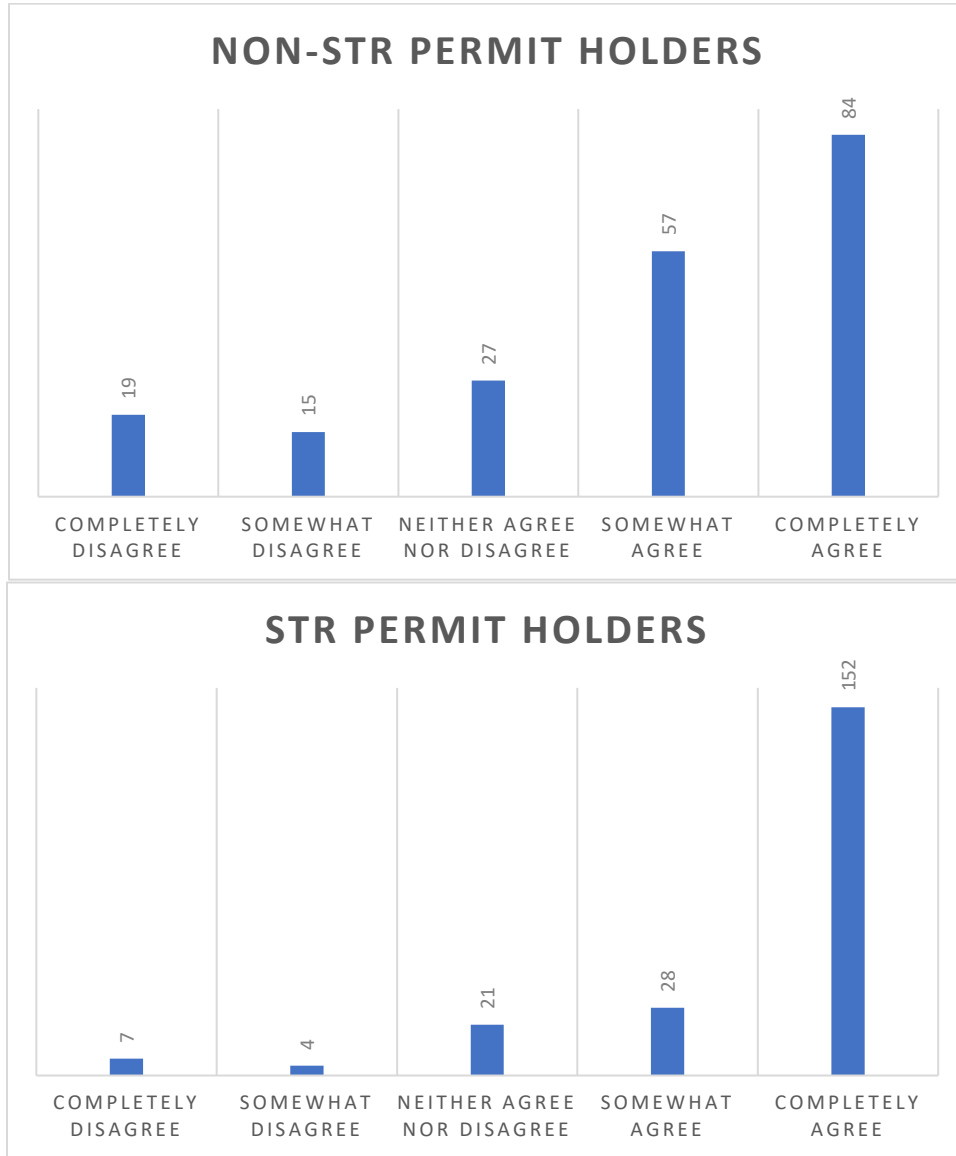


Total:

415 responses

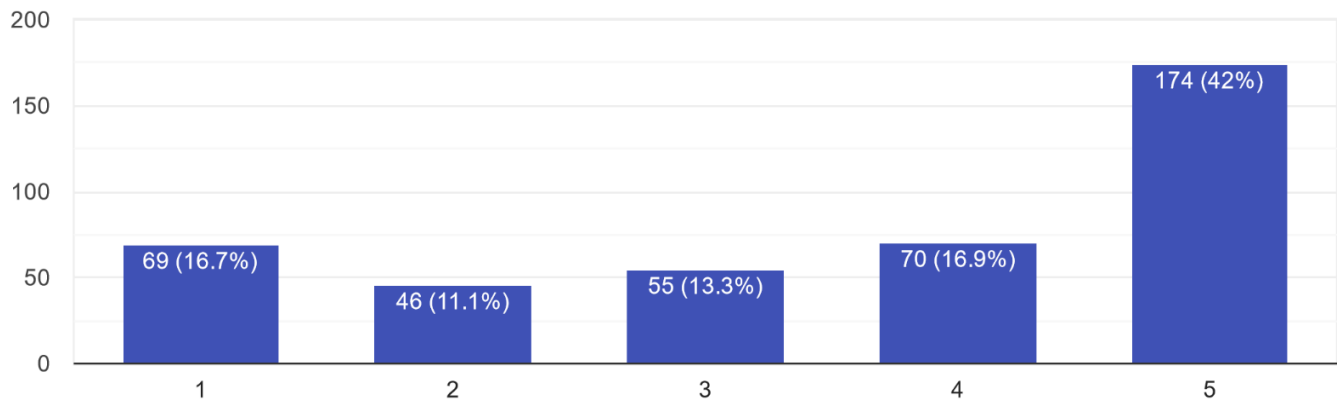


2. Hosted STRs should be allowed in this area

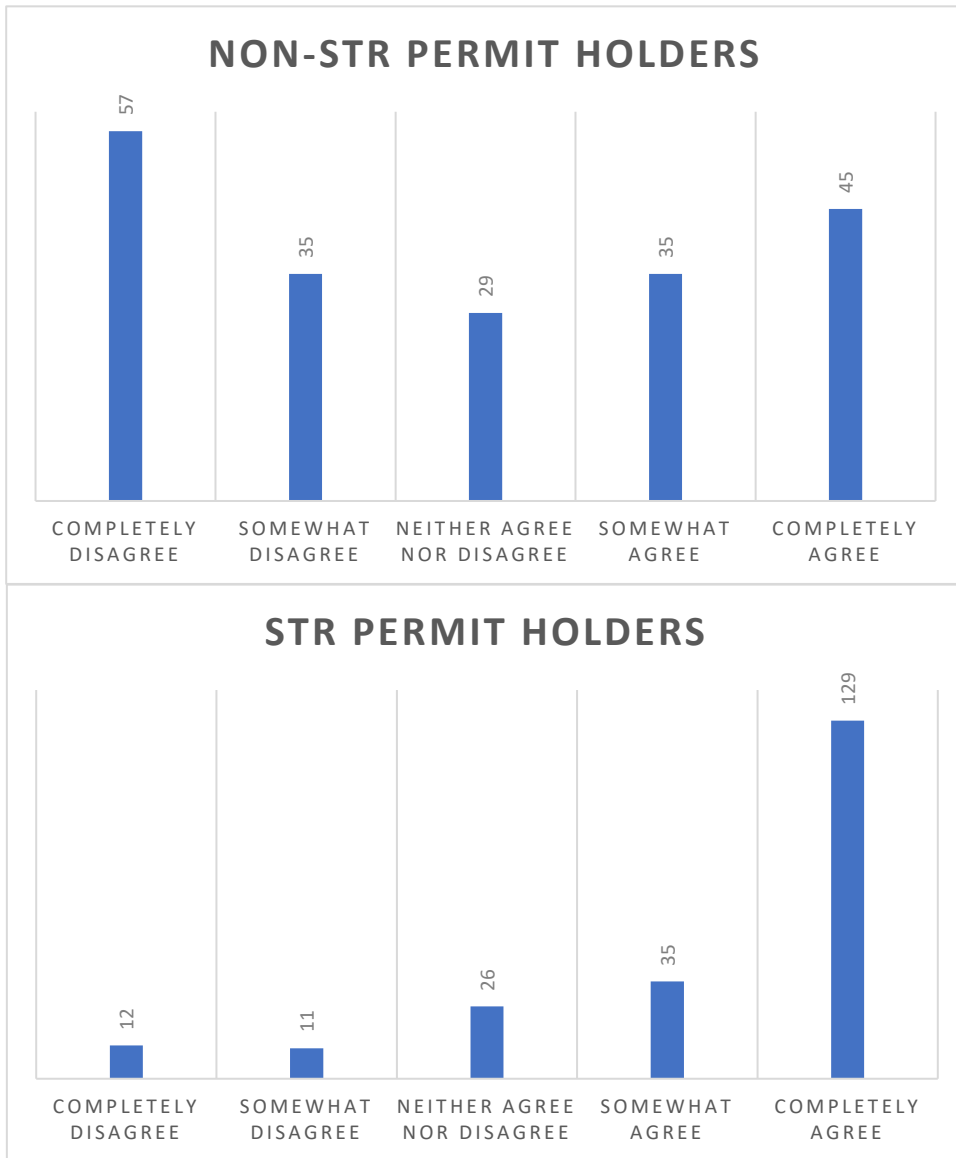


Total:

414 responses

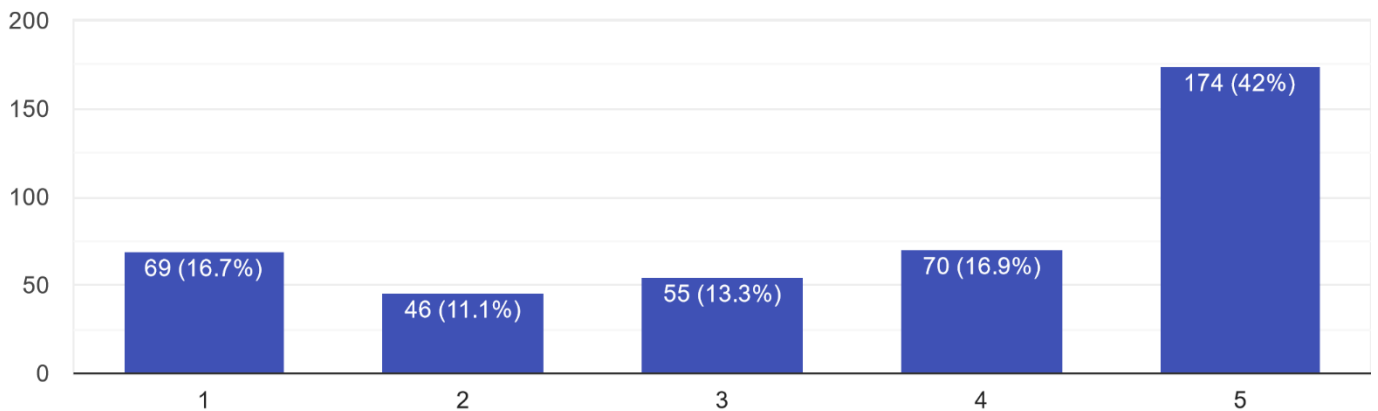


3. Unhosted STRs should be allowed in this area

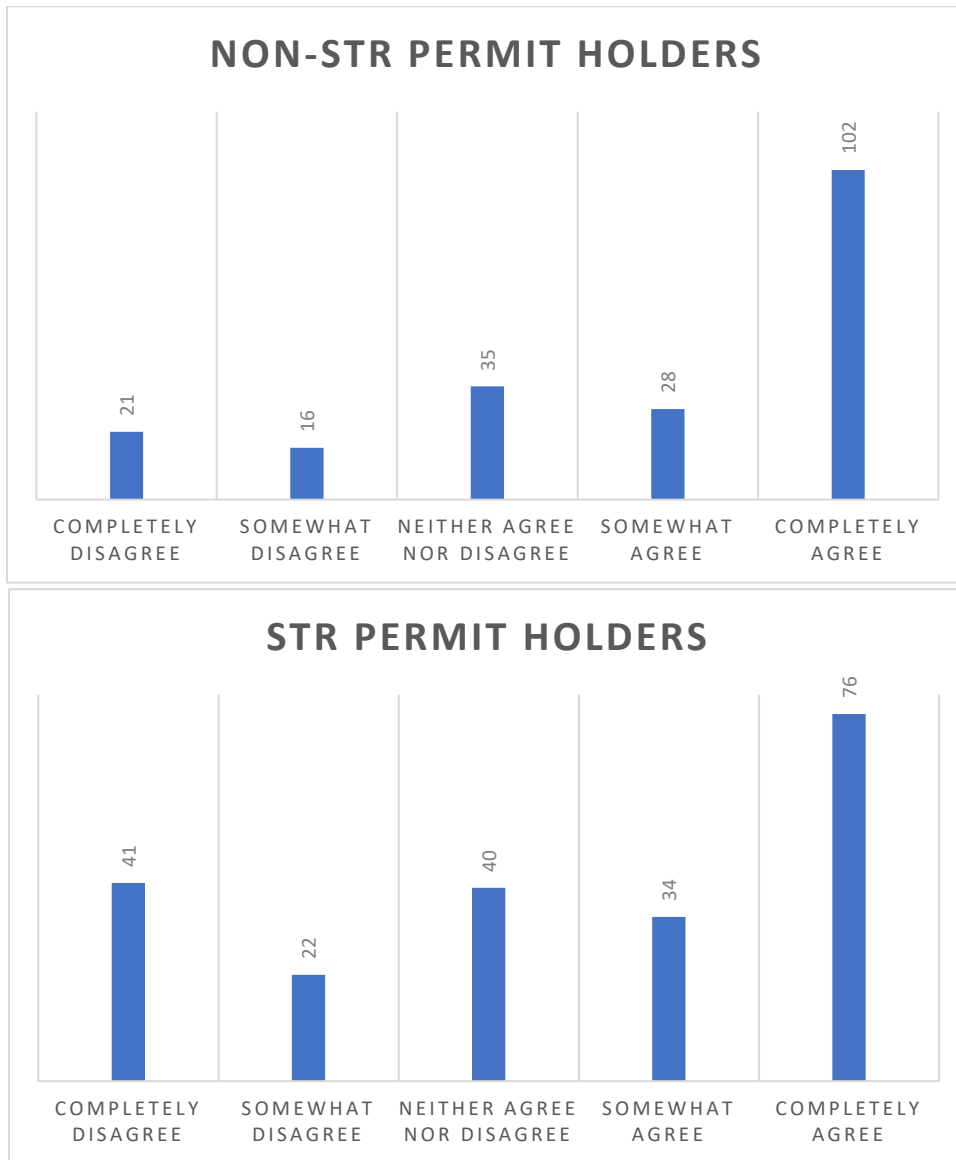


Total:

414 responses

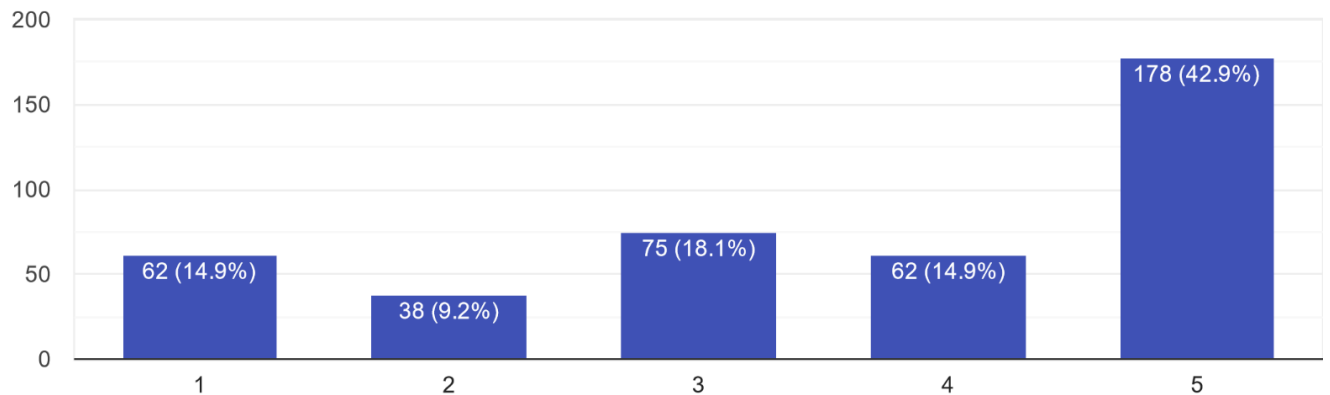


- 4. STRs should not be allowed on the street level of Main St (1 Main to Mill Hill light) to retain a shopping and dining district



Total:

415 responses



Any other comments regarding STR regulations for the Main Corridor Overlay or Pedestrian Corridor:

STR Permit Holders

Comments specific to Main Corridor & Pedestrian Corridor:

All areas that have businesses, Gateway corridor, etc. should fully allow STR's with no restrictions such as minimums, etc. They are commercial areas and should remain that way.

The second story housing on Main Street is disgusting. This is where the town has allowed its working class to live. Be honest, the middle class and working class have not been the town's housing priority ever! The hoteliers don't like the STRs taking their business. The greedy can't see that there are plenty of vacationers to go around.

STRs on the Main Street level should be allowed on the back side of the building. Lots of buildings have apartments on this level. It also allows commercial space to be smaller or large depending on the economy

Traffic is bad as it is on the main st with lack of parking why concentrate all str's one corridor?

As these are not neighborhoods and are districts that are business in nature, all types of STRs should be allowed.

re: STRS not allowed on street level of Main Street: definitely see this as important to maintain the valuable town aesthetic and...experience health/environmental...if foot traffic remains majority of...use. ...that parking could be taking up valuable space (get it back from main street)

There are hotels, who use the ground floor as lobbies. Why should STRs not be able to do whatever they want with their property as well?

Main Street STR regulations should be the same requirements as all other areas

Are there hospitality business like hotels with access to the street level on Main St?

Allowing STRs on Main Street removes one of the most important areas for long term rentals for local workers and exacerbates the parking problem that exists on Mains Street. If the Village is truly concerned about developing a community turning most or all of these apartment buildings into STRs will create the Main Street Disney effect where the only people on Main Street are from outside the community.

re: str should not be allowed on street level of main street: I think this is very important for the main street area and agree completely

STRs (hosted/unhosted) should be allowed as long as parking is a consideration an permits should be capped so not all residences become investment properties

All of Parkside Drive should be in the Main Corridor or pedestrian corridor. it's in walking distance to everything in the village and is surrounded by commercial areas. The other homes i.e timeshare and condo are not similarly regulated as proposed. At the end of Parkside two hotels were built within the last ten years.

We are in support of all STR's. That said, the street level shopping designations should be reserved for shops/storefronts.

the pedestrian corridor should be open to STR activity as it is zoned commercially

If by street level you mean street facing, YES agree. If you are saying that even lake facing properties (apartments on back side of buildings) that happen to be on street level, NO, totally disagree.

Yes, it only seems reasonable that STR's can coexist on Main St corridor where hotels and bars are located.

As long as there is adequate parking and proper occupancy is followed, I see no problem with STR for the Main Corridor Overlay or Pedestrian Corridor.

I honestly don't know what is being asked here. I feel in a unique position here as the property we purchased in 1983 was at that time in a commercial/residential district as it was an original rooming house built during the cure years - 1910. Other residences on my street were used that way as well, including Veranda - part of the Holiday Inn now. We would never have purchased this 7 bedroom home if we didn't intend to use it in the same way it had always been used. Changing the zoning is unfair. We are zoned for bed and breakfast and I feel that should not be changed in any way. I was unable to attend your meetings where possibly these maps were clarified as to their significance but I fear that you may be trying to change my zoning on Highland Place. I hope you will keep in mind that Lake Placid has historical areas that should be treated with care when randomly changing zoning and I would like to specifically know if you plan to and why.

lower main street is an exception. the first floors have always been apartments.

As long as there are appropriate parking areas to accommodate renters vehicles

The property on the lake is a pedestrian corridor and is not in a neighborhood and should be allow unlimited STR.

Closer they are the more chance they spend money at local business.

People want quick access to shops,restaurants

Concerns about parking for STR on Pedestrian Corridor taking up space for regular (non STR) parking.

Our rental unit has an active HOA including adequate off street parking , occupancy and noise regulations.The pedestrian Corridor needs tighter parking controls.One issue on the "quiet side of the Mirror Lake"=I thought the Boathouse rentals were to be long term in nature rather than placed on VBRO for any duration.

Lakeside should be allowed

There are already plenty of lodgings in this corridor, why are STR any different?

I think the points made in the presentation regarding the traffic and pedestrians in the main corridor make sense.

If you treat STRs like a hotel then they should have full rights to exist and proper in a commercially zoned area.

100%

There are hotels in that corridor...so not sure why short term rentals should not be allowed. There are several vacant areas...like the old GAP store. Additional housing should be allowed. And I get it...we are talking about the ground level.

Its quite simple to just treat them as hotels if they are not owner occupied.

I think STR should be allowed. Tourists want to stay within walking distance of town when visiting Lake Placid.

Restriction of STR on the Main Street Corridor would be reasonable in that it would allow that area to be more focused on hotels stays. Making the downtown area more hotel-centric for visitors would be beneficial to our hotel industry which is focused in that area.

Our Main Corridor tourist area shouldn't even be a question. If the hotel/motels can run there, so should the STRs, and not limited. The Pedestrian corridor encompasses a good portion of real estate where retail businesses have struggled or can't exist, so why not allow STRs While I can see the benefit of limiting first floor STRs, I believe there are exceptions, and a law shouldn't eliminate them.

Let the tourists stay in the tourist area. Great idea to keep level 1 as shopping/dining.

The Main St. street level is not an appropriate place for STRs. It's enough of a mess as it is right now with NO parking and torn up completely. The businesses have struggled and suffered enough the last few years, we need a shopping district for visitors as we always have had in the past.

Provided properties are maintained and overseen, STR can be an asset for everyone in this area.

If an STR is a secondary function as opposed to the primary business such as shopping or dining then that would be ok.

This area is where many long-term people live it is not a good location for STR renting because of parking issues and lack of outdoor space main Street is currently at maximum capacity. I believe there are some properties that can do STR renting but it is limited

There is vacant space along the Main corridor. I'd rather see it used as an STR rather than sit vacant. It's an eyesore when vacant and sends the message of a declining area.

There are many full-time Lake Placid residents living in this area. More consideration for their contribution, participation, and influence should be afforded them.

As long as there is appropriate parking

Allowing STR's on Main Street removes a historical setting for long term rentals for local workers. Once STR's take over Main Street the area will become akin to Main Street Disney: that is an area that is devoid of any permanent residents.

If a homeowner currently has a STR on the main corridor overlay, they should be able to renew their permit during their ownership. However, upon the sale of the residence, the township can have the right to reserve whether that residence in that zone can remain a STR in the future

Other areas:

Please consider adding all of station street to the allowable STR area (i'm not certain this is the correct map for this comment) there are many businesses and commercial opportunities along Station Street so it seems unbalanced to disallow STRs as an income form on that street

Same STR rules and restrictions should apply everywhere

General rules should be established for an area, but variances should be available. Not all properties within a specific zone are the same. Please note that this comment applies to all corridors/areas.

Why are there no questions about the other areas of town?!

If limitations are going to be imposed, these seem like logical maps for dividing up the regulations.

Regulation:

Need to enforce parking limits for STR's

There should be no distinction between hosted and unhosted STRs.

I don't think you need to regulate people trying make a living. Not a problem, I have ever had with renters. I'm not really qualified to answer about all the neighborhoods, but it seems obvious that most people involved have not realized a major shift in housing trends. The USA has been historically different than Europe in that pedestrian friendly housing near main streets has been seen as undesirable by wealthier buyers. Led by a few of our major metropolitan areas, this trend has reversed causing displacement of lower wealth buyers from areas near shops and restaurants. Much of 73 could use redevelopment. Have you considered zoning dual use development along 73? Housing above could be high density. As new housing is rather expensive, some mix of STR permits limited by percentage and or years could make the numbers more attractive. Density and moving farther from town is how you get cheaper housing. It's the only way that actually works. A free house is unaffordable if you cannot afford the land underneath. That's just reality.

STR's should be allowed anywhere, those that present a nuisance should be handled on an individual basis and dealt with. The problem in this community are from a select few STR's and not the majority as a whole.

I think existing STR's should be allowed to continue and should look at limits of STR's by all areas. As stated earlier the number of STR's should be managed and governed.

Again unhosted STR need to be treated as a business with all the normal regulations of a business.

allow permits but cap the number issued

area allowing str should be dependent on hosts adhering to strict guidelines not governed by area. property owners have mortgages in place in both areas it is unfair to punish someone simply for where they purchased a home.

General:

This is a resort town and visitors want options for their stay.

Restriction contrary to market forces tends to ultimately fail. It should be used judiciously.

These questions seem biased against STRs. I entered 'neither agree nor disagree' in many of them because none of the answers fit.

Question above is highly biased.

I believe the houses that are owned that already have short-term rentals should be able to continue until those properties are sold again

"Address the parking!! And what does unhosted mean? I have a caretaker for as long as I own property there. Not unhosted! And addressed with the last regulations. Just yet another power grab"

unfair to homeowners!!

Non-Permit Holders

Comments specific to Main/Pedestrian corridor:

We need vibrancy in our town. Our shops look empty. STRs can add needed remodeling.

Only a percentage of units in this corridor should be allowed to be STRs. This is a vital area for workforce/local resident rentals.

Allow them but again you STR 90 days you have to long term rent for 90 days

Where would the parking be for all these rentals you want to have where there is already no place to park

These rules all seem reasonable for these locations.

The main corridor over lap and main corridor is hogwash, so wealthier neighborhoods won't have them? How convenient. All or nothing. Regulation everywhere.

Short term rentals on Main Street could operate like a business. This is more acceptable.

Anywhere a hotel is allowed, so should an unhosted STR be allowed. Anywhere a hotel is not allowed, neither should an unhosted STR.

I think STRs in this area are fine. Not as close to residential areas. This would be a good balance to keep away from residential areas

The corridor particularly on the back or Mirror Lake and off the Peninsula should not be given any more STR permits . And Main Street requires a thriving business community, Stores and Restaurants. It is what creates a well balanced and desirable Tourist destination. The truth is those looking to own vacation rentals are not in the Tourism business. They are in the money business.

Main street is not generally the problem area for STR's and is probably the best place to have them.

Not sure if the definition of street level includes first floor units that have private parking on Main Street, but I think clarifying the definition of street level would be helpful. I agree that no street level STRs with a door that opens onto a main street sidewalk should be allowed.

Many Main St buildings simply aren't set up for business purposes, regulations won't make businesses magically appear.

I don't think there should be unhosted STR's on Station Street.

Fix the roads

Down town Main Street should be the only option as the other areas is where my coworkers and I live. The very ones that run the bars ORDA and city maintenance departments. If we lose our place to live. You won't have the necessary functionality of a town. Focus on employee housing unlike the town of Vail, Colorado who did the opposite.

We will lose the quaint main street appeal if you allow even ONE STR street level on main street! Main street is for shops!!

Parking , parking, parking!!! Build The Garage!

Where will people park on Main Street?

We have a bunch of hotels for a reason

Don't. You. Dare. Put STRs on the ground level of Main Street. If the Board approves this - then they all deserve to be removed from office.

STRs should not be allowed in any commercial building on Main St. These apartments are best suited and situated for long-terms rentals of the local business' workforce.

NO PARKING!!! Not paying commercial rates

Parking for STR on Main St would be difficult and it shouldn't take away from business parking. But generally it seems that if it's a commercial district an STR could be allowed. I wouldn't purchase a home in a commercial district because I wouldn't want to live next door to a business.

If land is zoned commercial, go ahead and let someone run a "hotel style" or "business style" short term rental. If zoned residential, sorry but you cannot do STR

As the pedestrian corridor is commercial, if you can find parking HAVE AT IT!

A mix of shops is critical to attract visitors and to support residents.

There should be a limit of the number of STR in this area as well so that our residents can also exist and not drive for miles and miles to work and then hope to find a place to park. STR have over run our community (I hear a sucking sound of all the dollars leaving our town).

PARKING!!!!

I would prefer to see that mixed use keeping worker apartments above shops restaurants but I understand the economics of why building owners choose otherwise. Those areas are your commercial areas. I would rather

see rentals there instead of neighborhoods where local families live that carry the ridiculous tax burden to support these rental agreements.

It seems odd that the Main Corridor Overlay includes neighborhoods around Mirror Lake.

The Pedestrian Corridor and most of the Main Corridor seem like appropriate places for STRs.

The Pedestrian Corridor is a commercial area, so a STR business fits in well. A house in the Main Corridor that is already in close proximity (next door, 2 doors down) to a business should also have an opportunity to run a STR business.

Again, these STRs should be assessed as businesses, taxed as a business, and pay commercial utility prices. Family residences that are actual family residences should be assessed differently. This will help keep our community a community.

I would like to know how hosted rentals will be regulated in the Main Corridor. How will the "hosters" be tracked? I have no problems with the proposed regulations for the Main Corridor Overlay.

If a homeowner currently has a STR on the main corridor overlay, they should be able to renew their permit during their ownership. However, upon the sale of the residence, the township can have the right to reserve whether that residence in that zone can remain a STR in the future

I have no problem w/ STRs in a commercial corridor, however they must receive a commercial designation for tax assessment purposes.

The main corridor zoning district is populated with properties with uses as varied as single family units to hotels and businesses. I think any form of STR use could adversely impact some of the unit types in this district.

I have no problems with the proposed regulations for the Main Corridor Overlay.

The Pedestrian Corridor and most of the Main Corridor seem like appropriate places for STRs.

The Pedestrian Corridor is a commercial area, so a STR business fits in well. A house in the Main Corridor that is already in close proximity (next door, 2 doors down) to a business should also have an opportunity to run a STR business.

I would prefer to see that mixed use keeping worker apartments above shops restaurants but I understand the economics of why building owners choose otherwise

Those areas are your commercial areas. I would rather see rentals there instead of neighborhoods where local families live that carry the ridiculous tax burden to support these rental agreements.

It seems odd that the Main Corridor Overlay includes neighborhoods around Mirror Lake.

There should be a limit of the number of STR in this area as well so that our residents can also exist and not drive for miles and miles to work and then hope to find a place to park. STR have over run our community (I hear a sucking sound of all the dollars leaving our town).

Process

The main corridor over lap and main corridor is hogwash, so wealthier neighborhoods won't have them? How convenient. All or nothing. Regulation everywhere.

Banning unhosted STR's is shortsighted in terms of the economic welfare of the town. I'm 30 and have been renting via AirBnB in Lake Placid throughout my 20's. I have never once thought about staying in a hotel. Everybody young person (20-40 or so) only stays in AirBnB or VRBO. No one wants to go to a hotel anymore. If unhosted STR's are banned then you will essentially be eliminating an entire high-spending demographic from coming to town. When people come to LP, they want a true Adirondack living experience. This is not possible in a hotel room, no matter how lavish/authentic. I cannot stress enough how little people want to stay in hotel rooms nowadays. I don't know a single person who doesn't use AirBnB or VRBO when traveling, and I certainly will not feel the need to go back to LP if I can't find a good, full-home AirBnB rental (which I have to assume are mostly unhosted STR's)

Another survey that will do nothing. But thanks for proving how little you care about the true locals

How many of our elected officials do not directly benefit from STR's?

Again, these STRs should be assessed as businesses, taxed as a business, and pay commercial utility prices. Family residences that are actual family residences should be assessed differently. This will help keep our community a community.

I would like to know how hosted rentals will be regulated in the Main Corridor. How will the "hosters" be tracked?

Single buildings with multiple units should be regulated as a Temporary Residence by the NYS Department of Health. All motels and hotels are required to be permitted by DOH

Develop an enforceable plan to deal with offenders

unhosted STRs need to be designated as commercial properties

I feel a more restrictive use plan would better protect some of the unit types. the board could use variances to better take into account the impacts of proposed use changes.

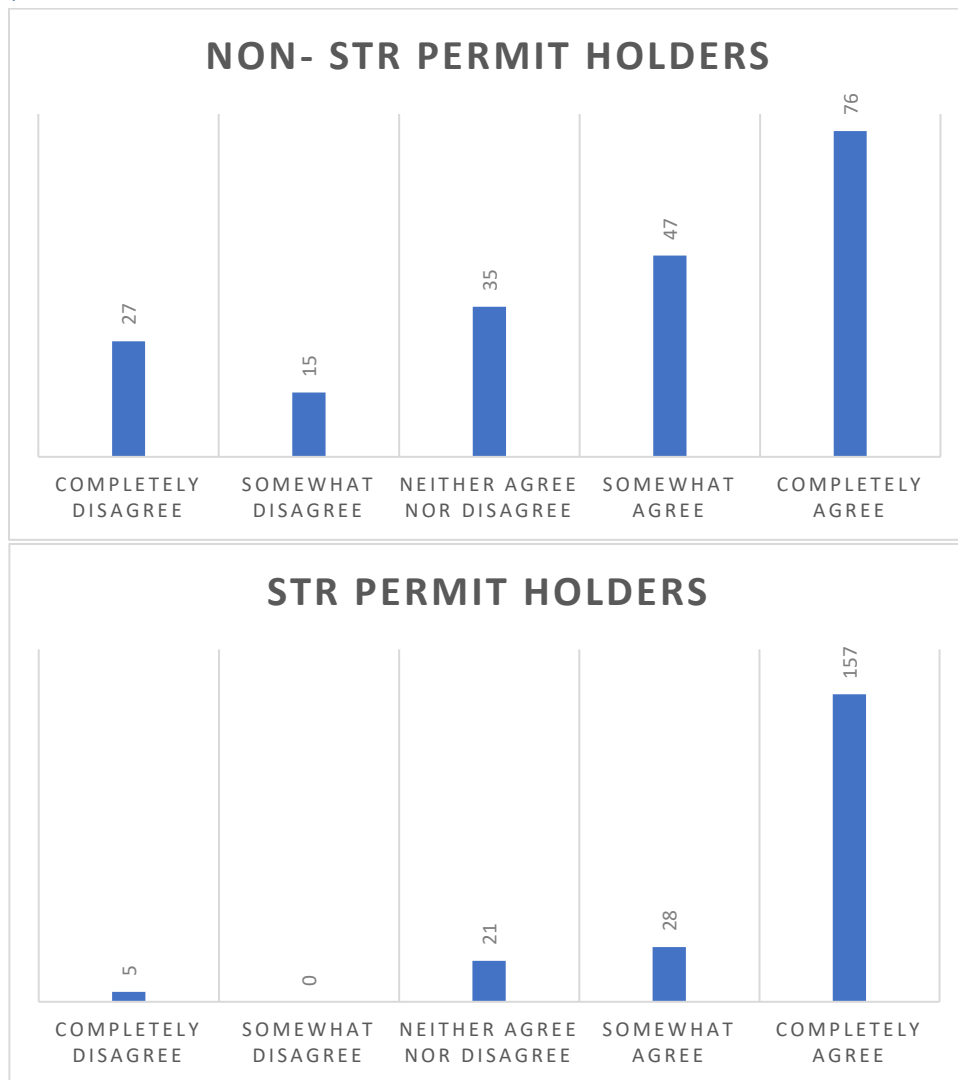
Overlay district labeling for STRs should match current labeling found in the Land Use Code.

Full time residents owning and living in their homes in the area should have more of a say in whether and what kind of STRs they think are appropriate for their neighborhood.

Another survey that will do nothing. But thanks for proving how little you care about the true locals

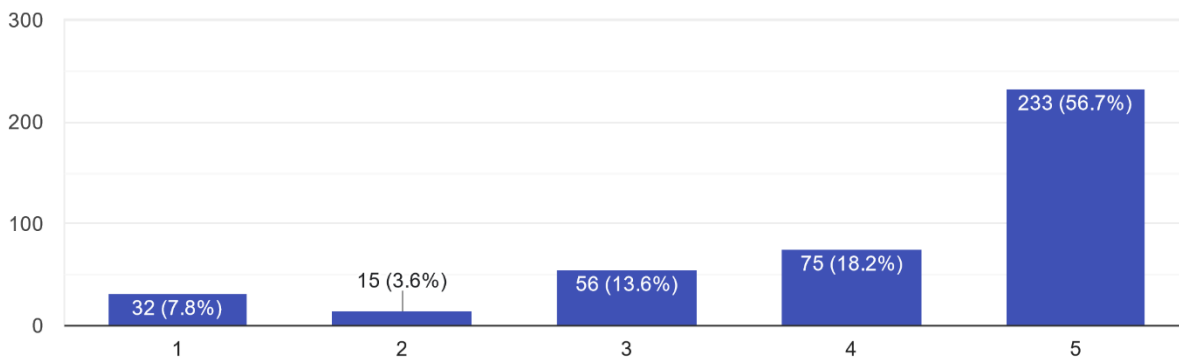
Section 4: The following questions reference the Bypass Corridor Overlay (Old Military Rd and Mill Pond Rd) which is characterized by a mix of single-family dwellings and institutional uses.

1. Single unit, hosted STRs should be allowed in these areas

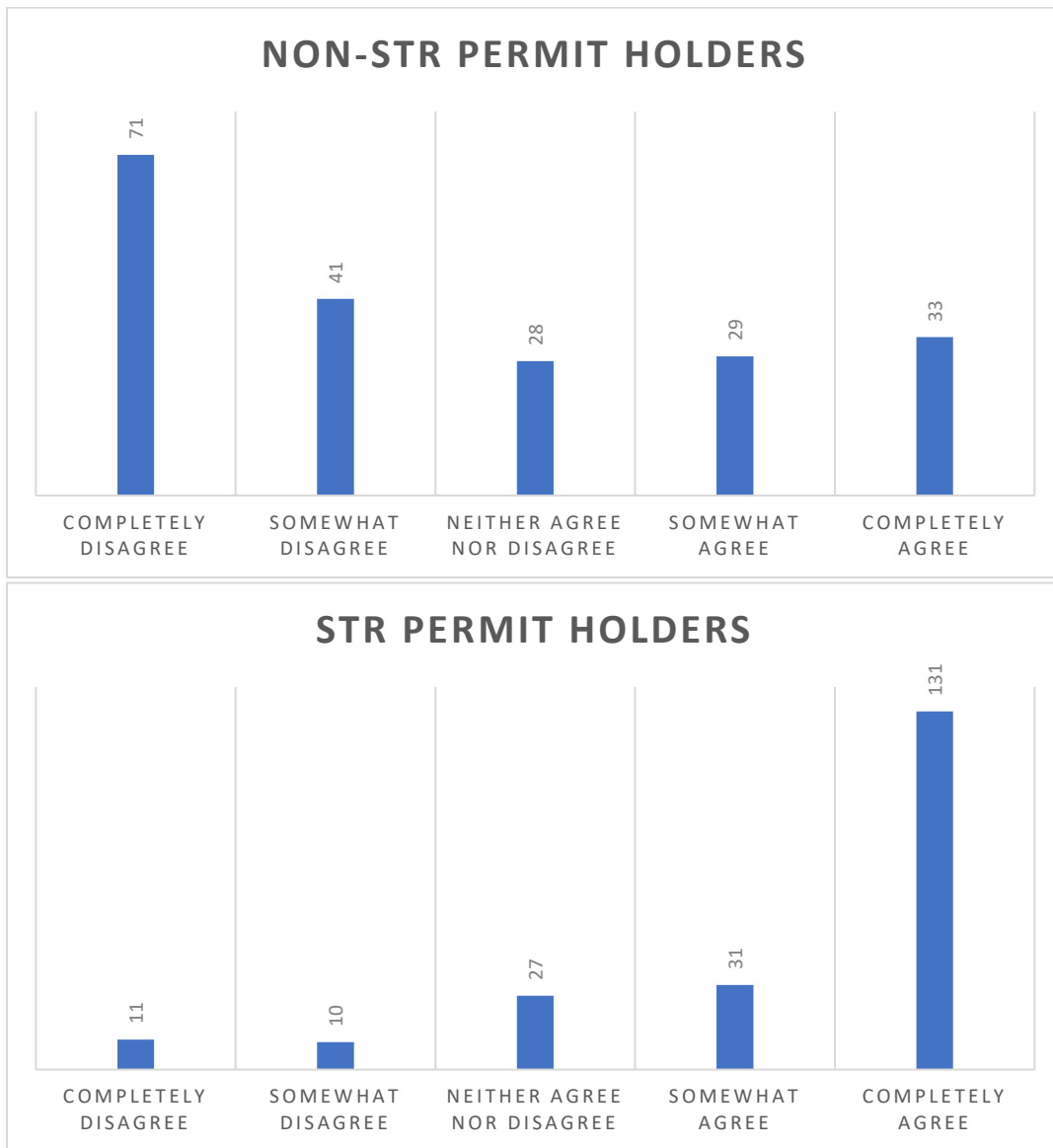


Total:

411 responses

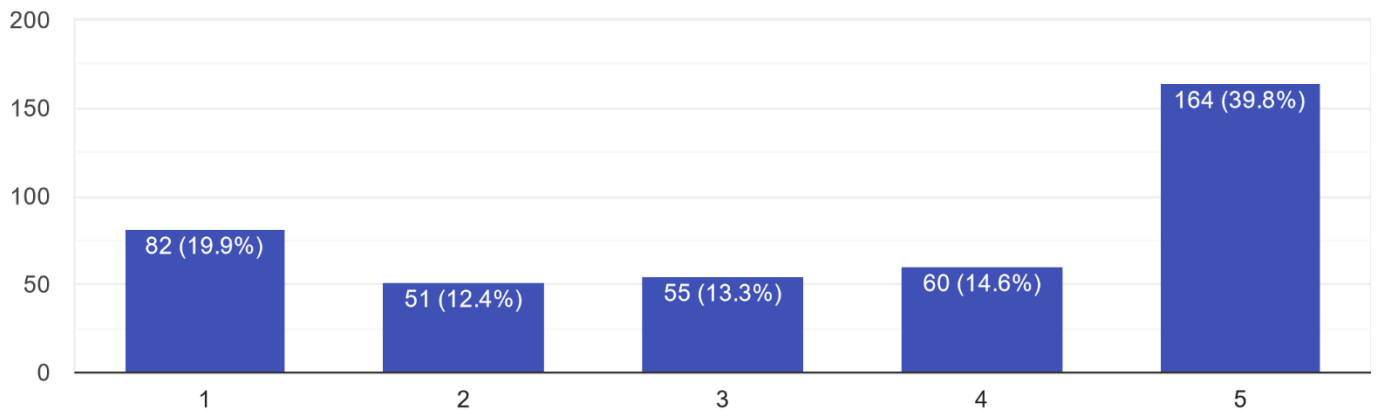


2. Single unit, unhosted STRs should be allowed in these areas

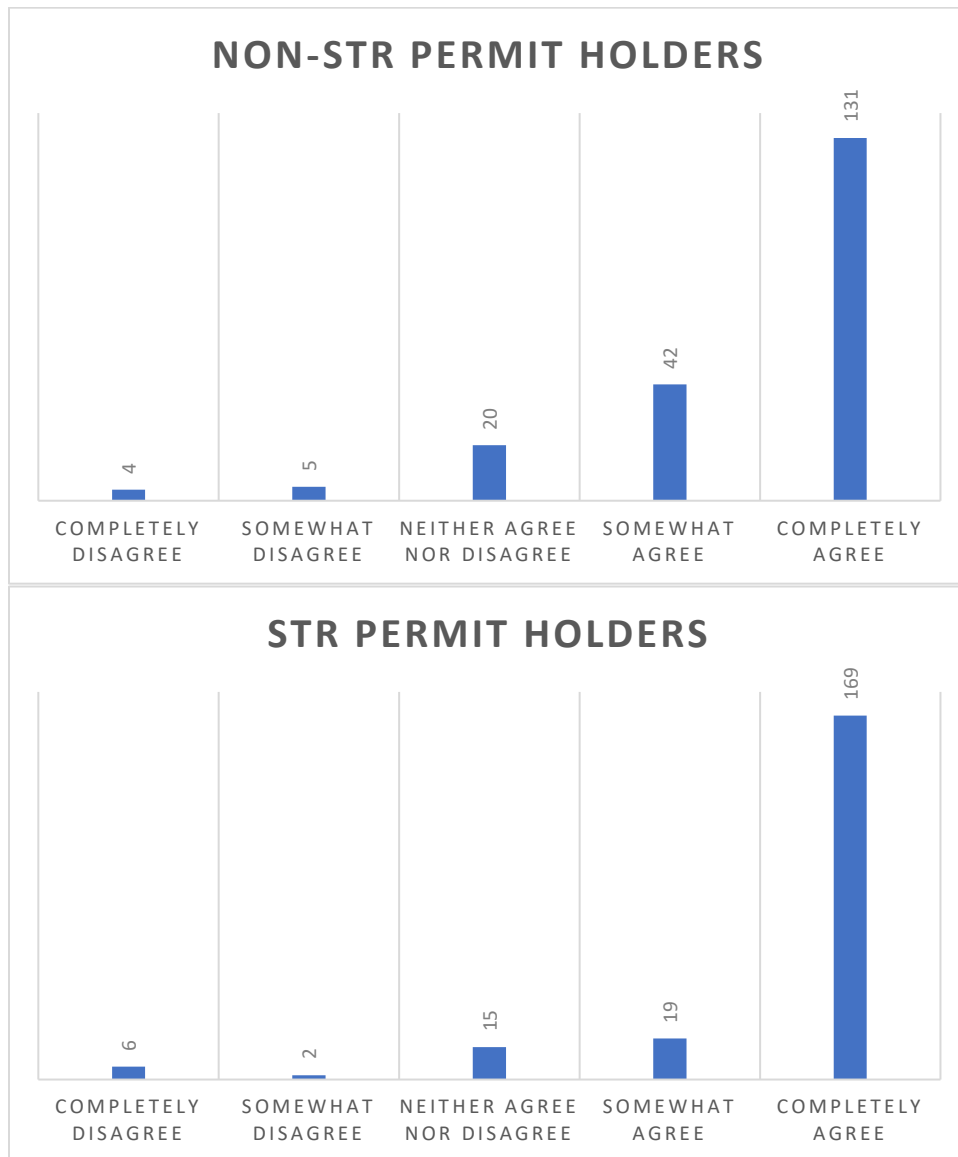


Total:

412 responses

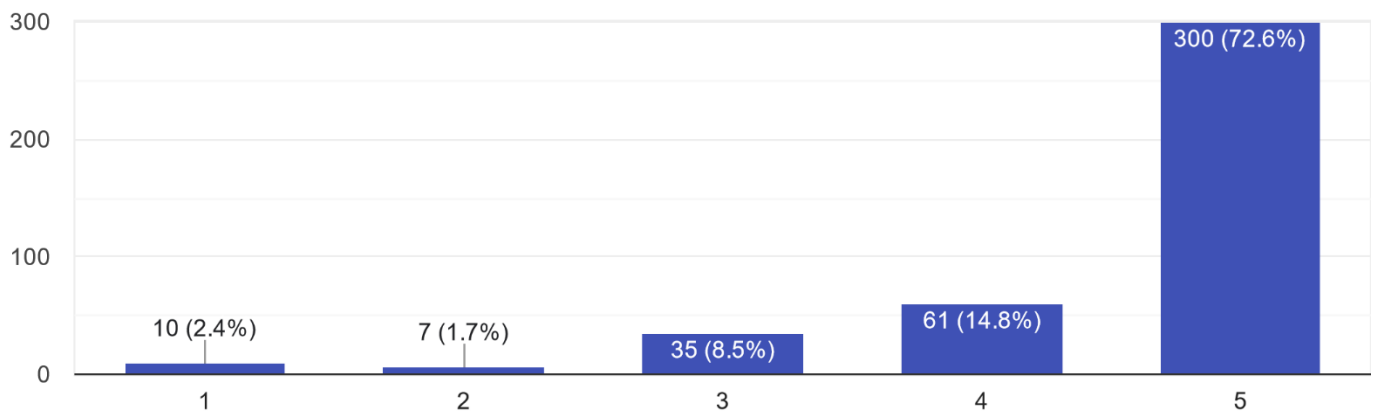


3. Bed and Breakfasts should continue to be allowed in these areas

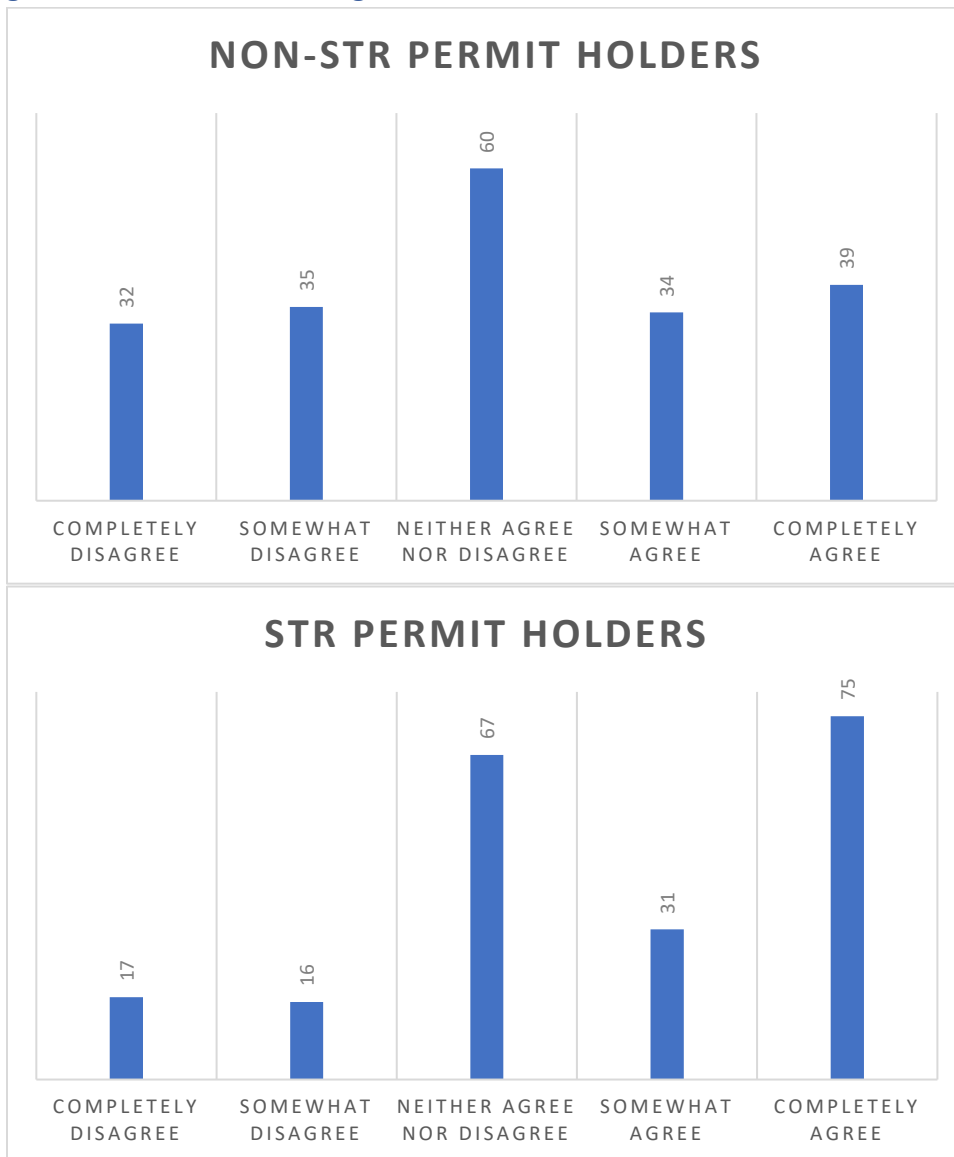


Total:

413 responses

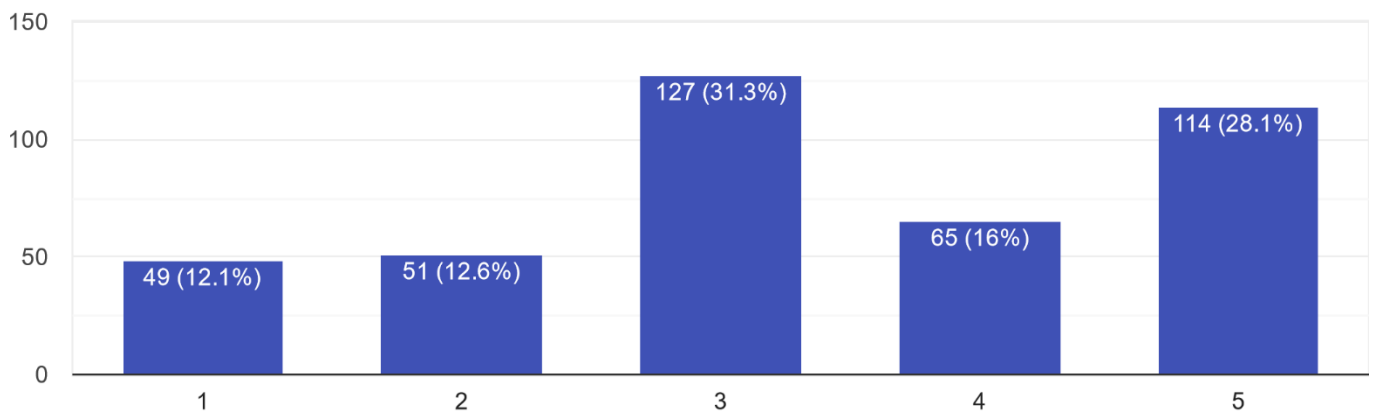


4. Existing regulations should be changed to allow Inns in this area

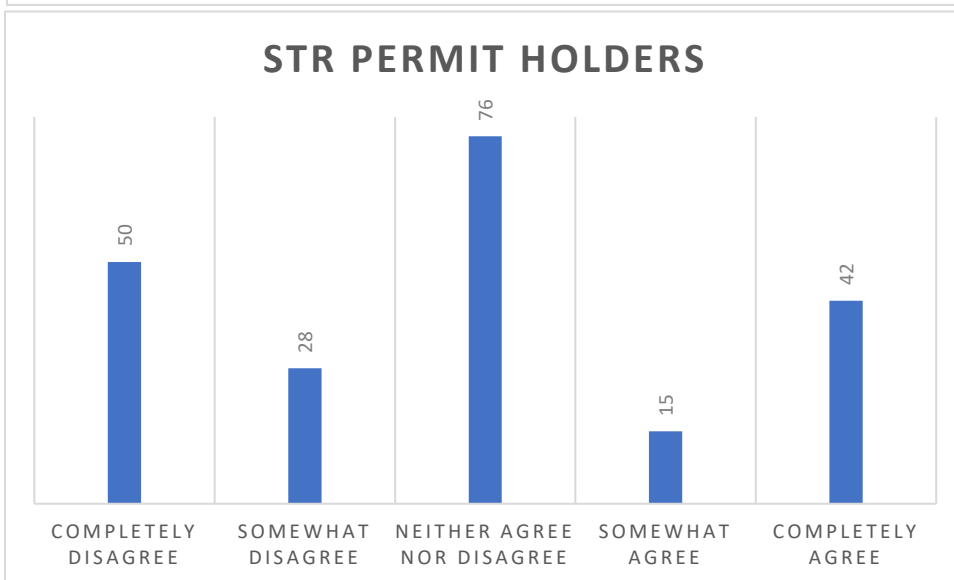
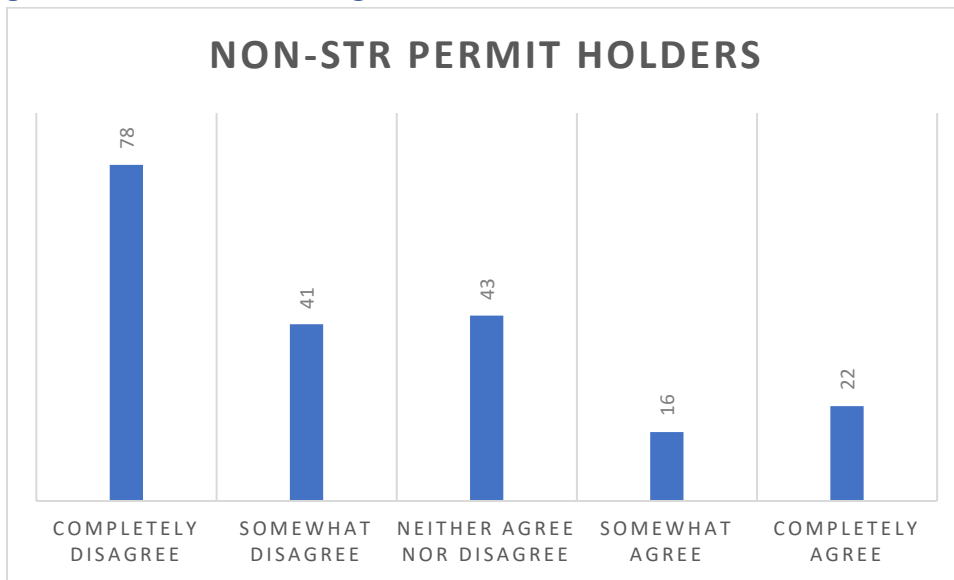


Total:

406 responses

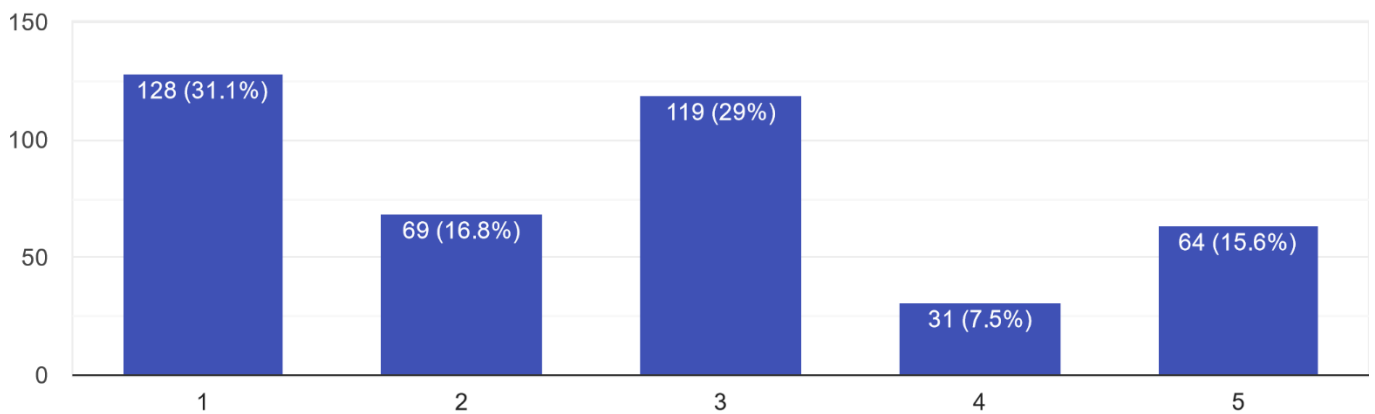


5. Existing regulations should be changed to allow hotels in this area



Total:

411 responses



Any other comments regarding STR regulation in the Bypass Corridor Overlay:

STR Permit Holders

Specific to Bypass Corridor:

Old Military Rd is appreciably more commercial applicable than Mill Pond.

Is Old Military road open to commercial traffic? Is it not a commercial corridor? This question, like this form, seems biased.

all STRs should be allowed as well as inns BUT at a limited amount of permits issued

hotel traffic could make the area around elementary school and AMC congested and potentially dangerous (speed, more cars) for thoroughfare, especially as it serves as a bypass corridor

All types of rentals should be allowed. Hotels/Inns/Short Term Rentals, etc. - they all house folks who are attracted to the area in support of Tourism. The type of rental is dependent on what type of experience/stay each guest wishes to have in LP. Some wish to have full kitchens and back yards, or just a room. We should support all for those who wish to visit.

"Allowing Inns and hotels too close to the school should probably be limited.

Many STRs are a way for families to keep up with costs of maintenance of their homes as costs continue to rise."

I believe the STR regulation is necessary along the bypass corridor overlay. I would think that affordable housing tends to be more available in this corridor and unlimited STRs here would be more detrimental to the housing prices.

The current map excludes some properties, including mine, for reasons that remain unclear. All properties on the corridor or connected to the corridor via ingress and egress should have the same rights as properties that are on the same road. That would mean all properties on Mill Pond Drive and Old Military Road, regardless of current status, would have the same regulations regarding STR's.

Leave it alone...

This area is a wonderful part of our Town that should be shared with all who visit. STR's in a family friendly neighborhood attract families to Lake Placid. Families are the exact type of tourists we should hope to have visit because they are typically respectful, quiet, eat out in town, and shop at all the different types of stores we have to offer.

This area is where many long-term renters live. However it is a corridor more suited for hotels and inns long-term rental areas must be built in the area to fix the problem trying to divide existing areas up will only divide the community

This is a strong neighborhood and should be kept that way.

I am confused as to why there are areas on this map that do not qualify for the designation, specifically the area on Old Military Road and a small section of Mill Pond Drive. (I live in one section that is not part of the Bypass Corridor Outlay.). The reasons for these non-conforming areas in confusing. I think any land that is accessed by the main arteries of Old Military Road or Mill Pond Drive should fall within the Bypass Corridor

Overlay. It seems arbitrary and unfair that my property should not have the opportunity to have unhosted STR's makes no sense when all of my neighbors have that right. This is compounded by the fact that my property does not fit the characteristics of the Town Neighborhood: It is 2.1 acres as opposed to a half acre and it is a higher assessed home. I request that 107 Mill Pond Drive be added to the Bypass Corridor Overlay.

There is a huge difference between allowing STRs to be run within the existing homes in this Corridor and allowing hotels to be constructed. Also, this Corridor should be split in 2. It has entirely different bypass areas. The Old Military section is a 45 mph road with heavy trucks bypassing to Saranac Lake a beyond. The homes are facing each other across this heavy traffic area, there are not children playing street hockey. Whereas, the Mill Pond section of the Corridor is a bypass to go around town but stay within it. Local traffic on 25-30 mph roads with neighborhoods and children playing. HUGE DIFFERENCE!!!

Other Corridors:

Please consider adding all of station street to the allowable STR area (i'm not certain this is the correct map for this comment) there are many businesses and commercial opportunities along Station Street so it seems unbalanced to disallow STRs as an income form on that street

Impact:

not sure on what basis this zoning will promote affordable housing. this will impact travelers looking to rent close to main street.

"Zoning is tough. If you are going to practice land control, one thing the area needs to watch is what properties placed away from town will generate trips by car and need for parking. A worker makes less trips than a tourist.

It is likely best to let the market work. STR's will go where they are most desired as will other uses. If you have to limit STRs then limit permits or abuses not areas. Otherwise, you will inevitably cause more problems than you solve in the long run.

Problem houses are problem houses. Do STR's really cause more problems in general? Really? "

Regulation:

Why can't the hosted and unhosted STR's be charged an additional tax or license fee to help offset the taxes in this area for the residents. Can grants for home renovations and first time home owners be offered to full-time residents from the income made by STR's. Also, can STR licenses be reduced (limited to a set amount) or stopped for any new owners in this area?

Same STR rules and restrictions should apply everywhere

I am not familiar with the current regulations in that area. Again, I feel that people should generally be able to do what they want with their properties. Of course there would need to be some regulation. (Ex. Building heights, considerations for proximity to Elementary School).

Too many regulations!

STR's should be allowed anywhere, those that present a nuisance should be handled on an individual basis and dealt with. The problem in this community are from a select few STR's and not the majority as a whole.

As stated earlier the number of STR's by percentage basis should be managed. I do not think hosted versus unhosted makes a world of difference.

General:

Beginning to see the influence of hotel ownership on this questionnaire: reduce STRs and expand hotels.

Hotels should not have all the day in this.

Mostly meaningless (useless?) questions that require much more than an 'agree' or 'disagree.'

What is an "inn" and how does it differ from a B&B or hotel?

Same answer keep them as close as possible

There are enough hotels in Lake Placid. More will just make the housing and worker shortage worse.

Do you want Lake Placid to be known as a great place to live and visit, or just another business.

Hotels , motels and associations should be following the sane rules snd restrictions as all other STR !

No more large hotels

Current inns and B&Bs should continue to operated as in the past.

there is no clear information on why some areas should be allowed and some should not. unfair!!

Non-Permit Holders

Specific to Bypass Corridor

This is becoming a more used sector that needs possible traffic mitigation.

If you have a business in the area why turn STRs away? A business is a business

Current regulations are acceptable in this area.

I don't know enough about the rules and regulations of bed and breakfast to pass judgement.

As I have said line in the sand. Existing, hosted and established Inns yes. Un hosted no. No hotels whatsoever.

If hotels are allowed in this area, so should inns, STRs, and B&Bs.

I think we need more opportunities for people to be able to purchase homes closer to the school in this area. Maybe a smaller section in this area could be allotted for STRs not as close to the school. Still many residential homes in this area

This is the second busiest road in Essex County. If decisions are under consideration for changing land use regs that would add traffic to Old Military Road, a traffic study must be done to ensure this is not creating problems for the school, hospital, fire station, residences and other entities in this area. It is a road with speeding issues and blind curves.

Bad idea to have STRs near the elementary school! Traffic hazard increase would jeopardize the lives of children. STR traffic would also congest the entire corridor. Bad idea.

Over development of non commercial areas will ruin the small town feel of Lake Placid.

This is right near the elementary school. Yes it's already a main road, but why add even more traffic and less full time homes. There's a park and a school here. I hate to be the person to say it, but nobody knows who they are renting their house out to. Nobody wants to think it, but what if they are pedophiles or psychopaths? STR should not be allowed near schools and parks. There's no way to filter who is staying at these properties.

Mill Pond Road is more residential than Old Military.

Undecided about hotels

I can get comfortable with unhosted STRs on Old Military NORTH of Station St and Averyville Lane. BUT there should NOT be unhosted STRs between Station/Averyville and Showberry/Newman in the vicinity of the Elem. School for the safety of the children/students. I also oppose unhosted STRs at the area between church and barkeater due to the traffic and speed concerns.

Shouldn't have hotels next to an elementary school or hospital. Also many private houses here. Speed limit should be reduced on entire road to slow down people who are passing through

Unhosted short-term rentals, inns and hotels should absolutely not be allowed in this area. This area is more residential than anything. Our elementary school is in this area and adding businesses like hotels and such to be allowed to come in and build monstrosities should absolutely not be allowed. We are already ruining and losing our residential areas if anything these areas should be turned into a more residential place with the speed limit being dropped.

We need housing that caters for residents not travellers in the bypass corridor.

This is home to some very important communities and neighborhoods that need to be preserved.

Areas that are commercial=STR allowed.

Also at this point we need more land and homes to be available for long term housing so bed and breakfasts that already exist can stay. We don't need more right now though. We need home so people can work 'for'/in this town sustainably.

This area has many homes which are occupied by residents. We need to protect their privacy and make sure STR's don't disturb the neighborhood.

I don't think we need Hotels near our Elementary School

Current properties that operate at Bed and Breakfast could be allowed to continue operating, even changing owners. However this is a critical area for our community. We should not be allowing more commercial properties to operate around our school.

Some of the Bypass Corridor has established businesses. If a home is in close proximity (one or two properties away) from an established business, a STR business should be allowed.

What constitutes an "Inn" vs. a "Bed and Breakfast"

This is the second busiest road in Essex County. If decisions are under consideration for changing land use regs that would add traffic to Old Military Road, a traffic study must be done to ensure this is not creating problems for the school, hospital, fire station, residences and other entities in this area. It is a road with speeding issues and blind curves.

Over development of non commercial areas will ruin the small town feel of Lake Placid.

Mill Pond Road is more residential than Old Military.

Unhosted STRs ARE commercial entities. this area has long term housing and for the most part not for profits. opening this road (heavily traveled) to hotels, unhosted STRs, etc will have a negative impact.

B&Bs and Inns should be restricted in size to maintain the existing residential atmosphere of most of the Old Military Rd District (again, labeling must be consistent in the Code).

Shouldn't have hotels next to an elementary school or hospital. Also many private houses here. Speed limit should be reduced on entire road to slow down people who are passing through

NO

This is home to some very important communities and neighborhoods that need to be preserved.

Areas that are commercial=STR allowed.

Unhosted short-term rentals, inns and hotels should absolutely not be allowed in this area. This area is more residential than anything.

Our elementary school is in this area and adding businesses like hotels and such to be allowed to come in and build monstrosities should absolutely not be allowed. We are already ruining and losing our residential areas if anything these areas should be turned into a more residential place with the speed limit being dropped.

I'll take true bed and breakfasts over airbnb or vrbo but many hotels and bed and breakfasts still use airbnb... not following proper protocols.

I think STR, B&Bs, Inns and hotels should be considered the same for zoning purposes.

Housing Affordability

We need housing that caters for residents not travellers in the bypass corridor.

Build more long term houses

Also at this point we need more land and homes to be available for long term housing so bed and breakfasts that already exist can stay. We don't need more right now though. We need home so people can work 'for'/in this town sustainably.

Public Process

How many at ROOST do not directly benefit from STR's?

Ask the residents. The opinion of those full time resident home owners of this area should be most important as they would be most affected.

All a joke

Administration/Enforcement

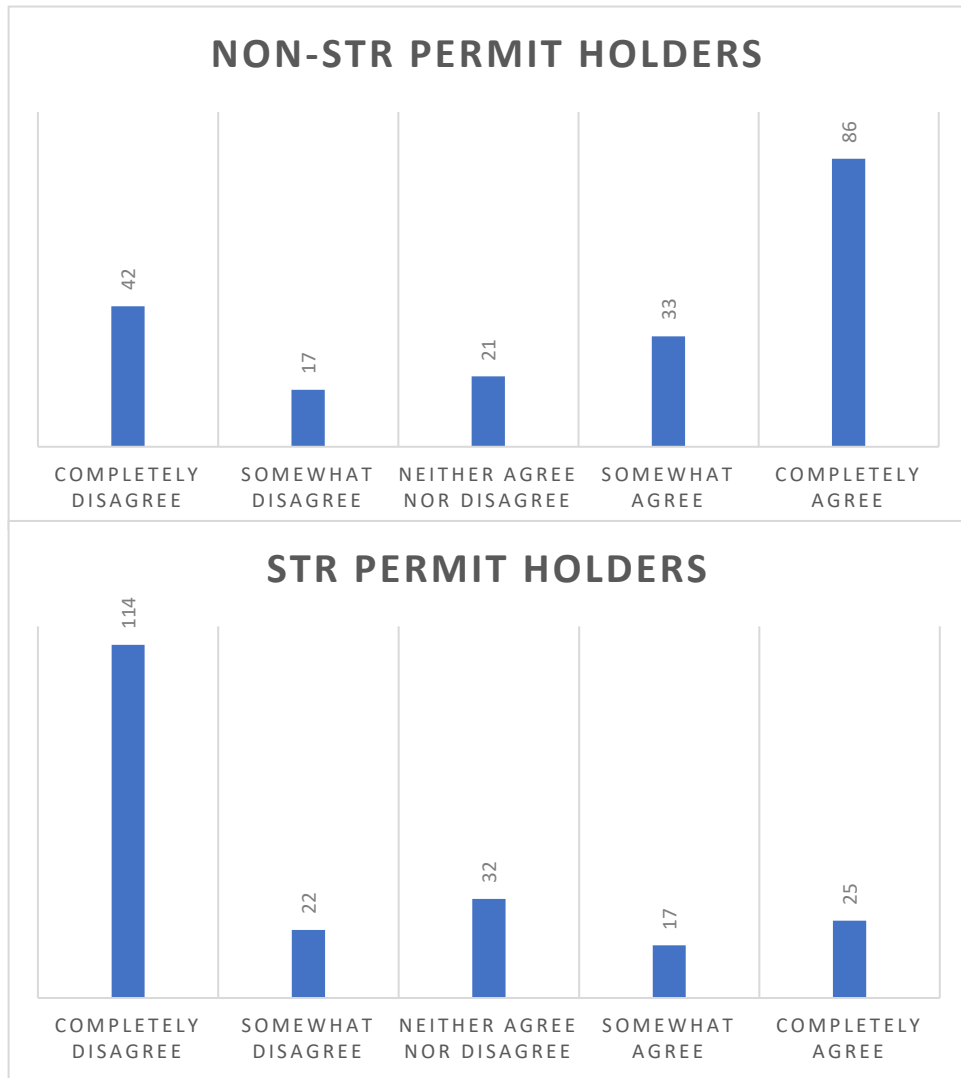
I'll take true bed and breakfasts over airbnb or vrbo but many hotels and bed and breakfasts still use airbnb... not following proper protocols.

Again, there should be a strict number allowed so we can strike some sort of balance which we do not have now. No more friendly neighborhoods

What's the difference between a bed& breakfast and an inn?

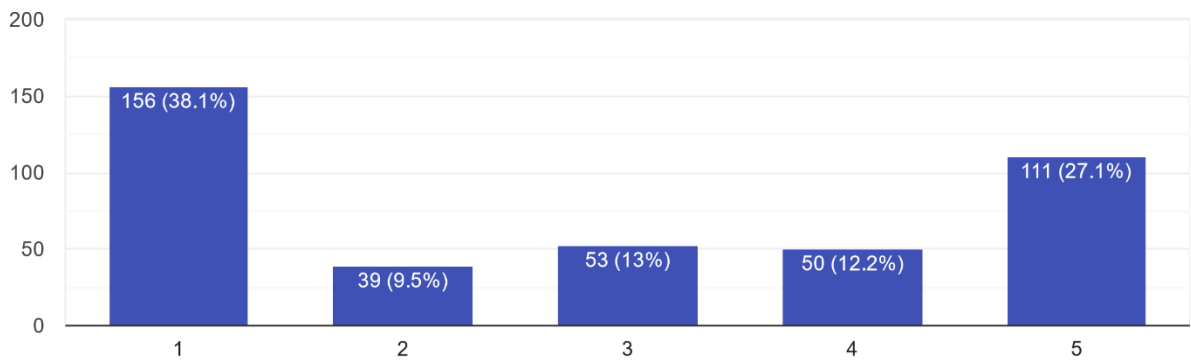
Section 5: The following questions reference the Neighborhood Overlay and includes the Village, Town, Lakeshore, and Ray Brook Residential Zones

1. Only hosted STRs should be allowed in those areas where lots are generally less than 1/2 acre

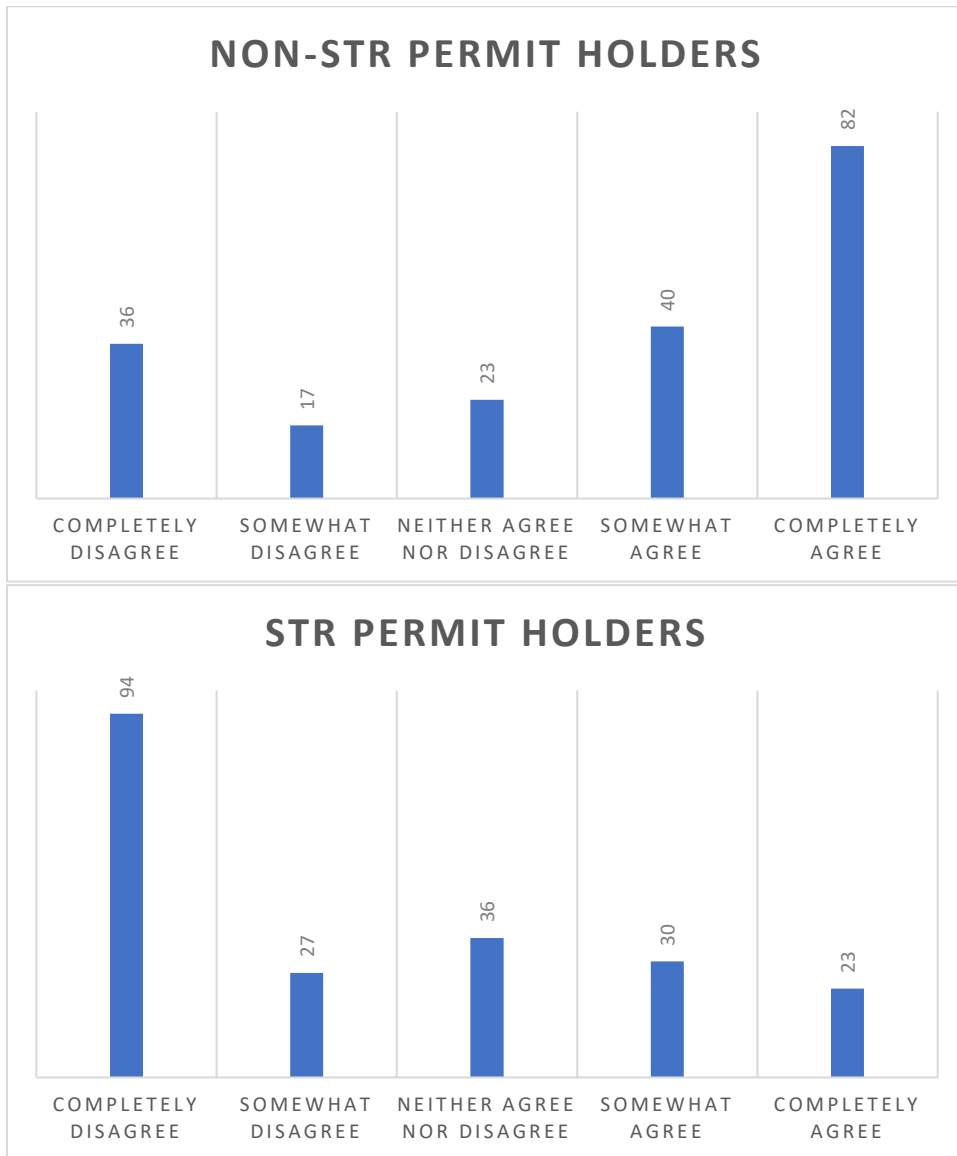


Total:

409 responses

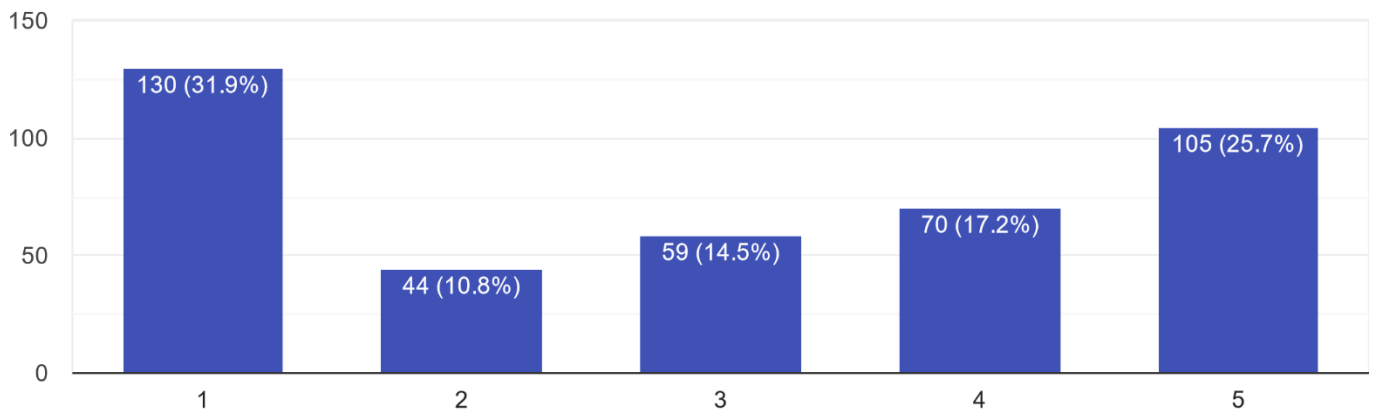


- 2. Only hosted STRs should be allowed in those areas where there are lower assessed homes, creating an opportunity for long-term housing

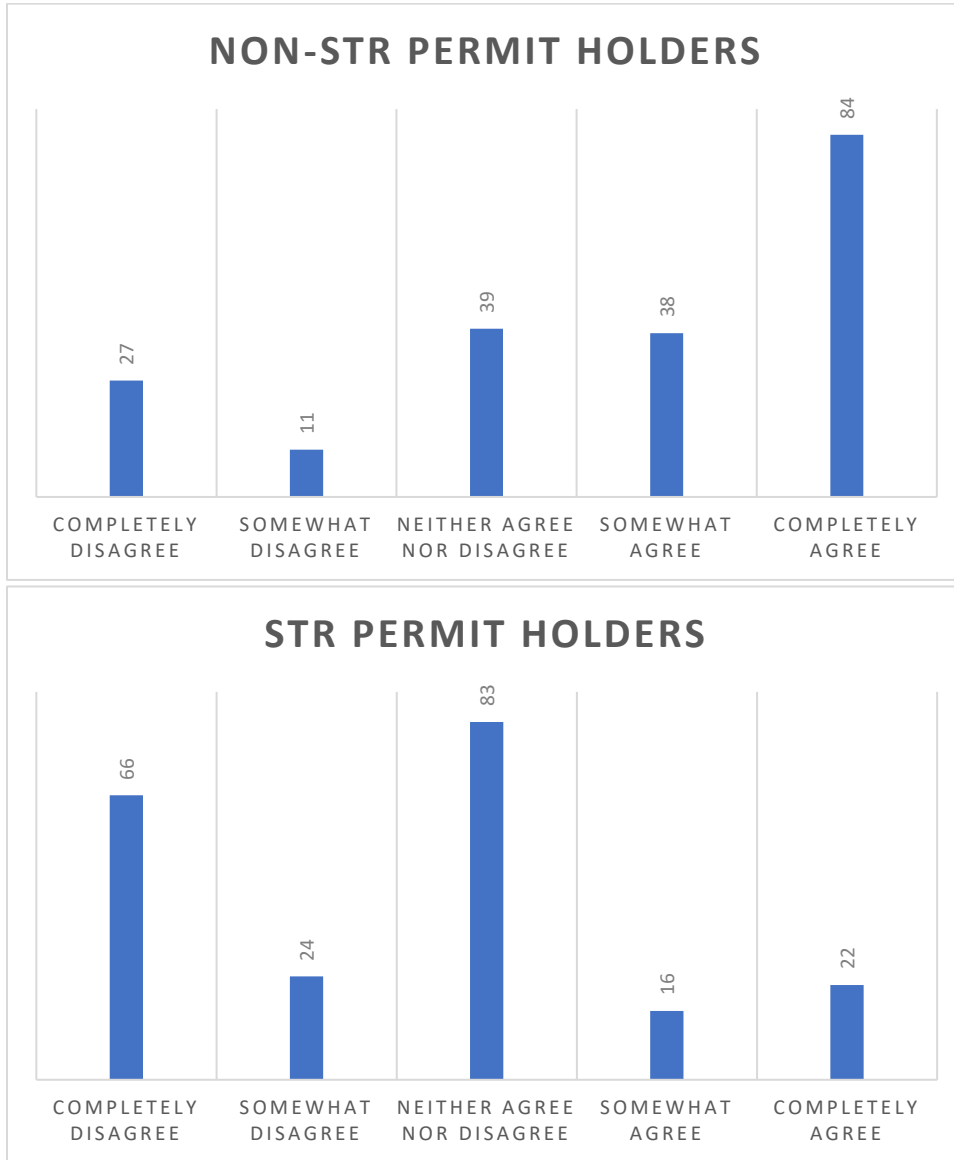


Total:

408 responses

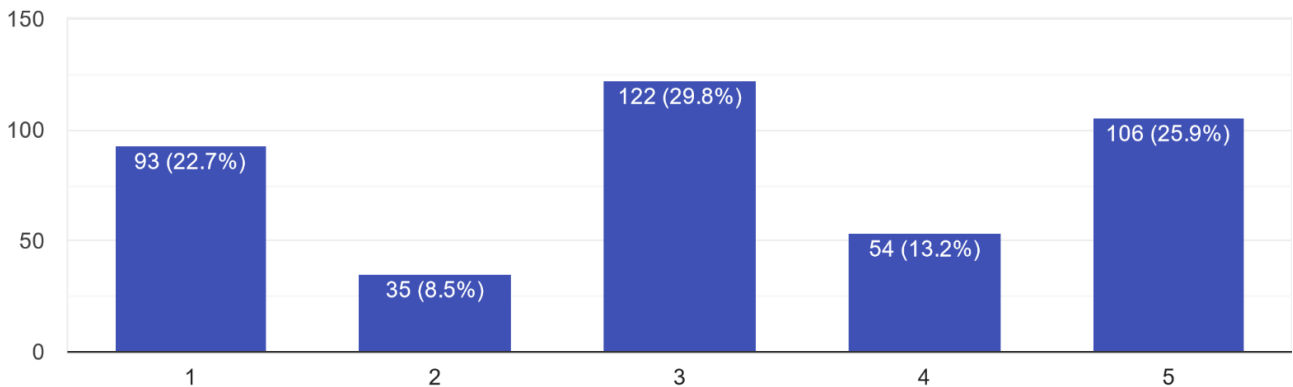


3. The Deerwood development (off of River Rd) should be limited to hosted STRs only

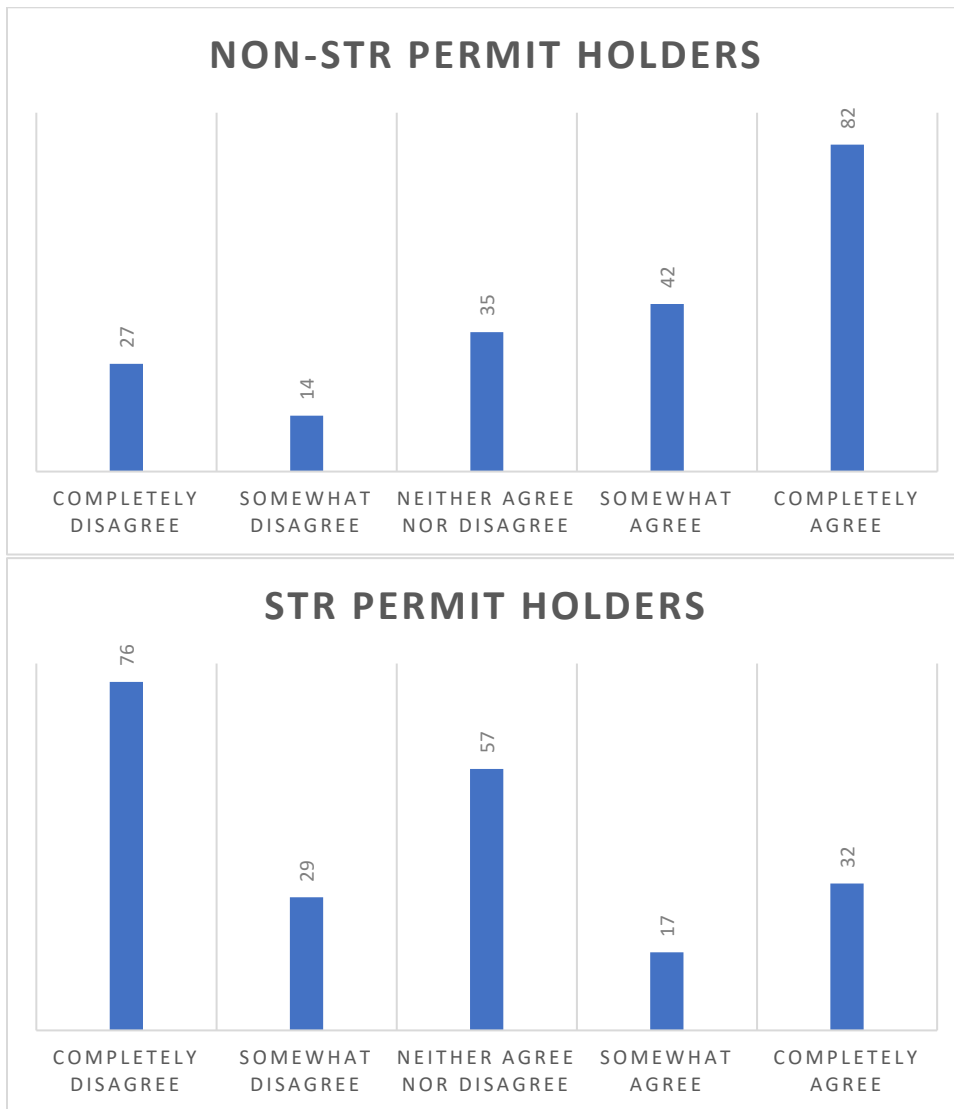


Total:

410 responses

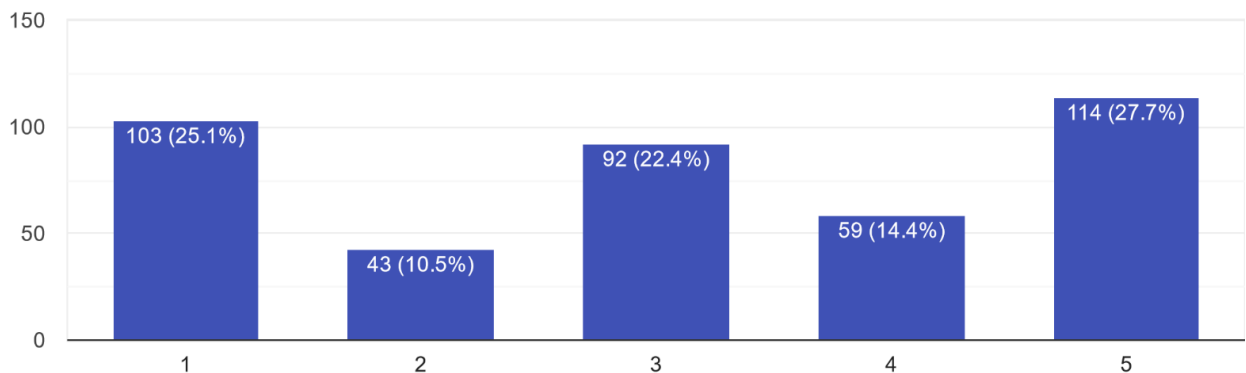


- 4. Areas along the northern shore of Lake Placid, which have no sewer and/or road access, should be limited to hosted rentals.



Total:

411 responses



Any other comments regarding STR regulations for the Neighborhood Overlay:

STR Permit Holders

Comments specific to Neighborhood Overlay:

STRs should be allowed in the neighborhood Overlay section following current STR regulations with exception to the 90 day rule which should be increased to 120 day. This would allow for weekend rentals throughout the year.(52 weekends in a year). What is the rationale for 90 days? Please realize It is hard when accepting reservations for rentals, to when to know to stop accepting as often renters cancel, so to know exactly when a property will hit there 90 day or 120 day limit is challenging.

This area is the biggest contreversy. It commingles lower cost neighborhoods with more expensive neighborhoods.

Ray Brook should not be included within the village neighborhood overlay because of the area/businesses in the area. So the above comments will apply to the LP village and lake shore only.

Local residents began leaving the Hillcrest neighborhood back in the 1970's, as more reliable automobiles allowed residents to live in more distant but scenic areas like Averyville Road. That was long before anyone ever thought of STRs. My opinion is that STRs in the Hillcrest neighborhood have brought much-needed improvements to properties that had started to show signs of neglect. In short, I think they've had an overall positive effect. "

McKenzie pond road and adjacent neighborhoods such as McKenzie estates should be treated as rural countryside and unlisted STR should be allowed up to 120 days

The current maps are not uniform and create an imbalance in enforcement. Elected official have argued that neighborhoods need to be protected but there are large portions of these maps that sweep up fairly remote properties. Specifically, areas around Old Military Rd/Mill Pond Drive and Whitney Road seem to non-conform with the statement that these areas have density, low home values and less than a 1/2 acre of property. Areas that have higher home values and larger lots should be reclassified into another type of district or have a new district to fit their classification.

This is a very large overlay with very different neighborhood types. Agree that Hillcrest and some other dense residential areas may need more regulation. But disagree with the inclusion of the Lake Placid Club and some lake/adjacent areas. These properties have high land property values, have historically been offered as STRs, have far lower density than Hillcrest and are generally not primary residences. Do not agree with limiting STRs in those areas. Additionally, I believe this map is incorrect, since there are Lake Placid Club properties within the development zone that are actually shown here as not being in that zone.

Eliminating STRS on the north lake is arbitrary. These are homes that sit on large lots, are seasonal and have always been rented in this fashion. You can use the permitting process already in place to ensure the septics are always in compliance. Vs. some legacy camp owners who do not maintain their septic systems.

STR is the best thing that happened to some of these "neighborhood" areas. Many houses are being fixed up to make the town look better. I don't think there is any need to any more regulations. There are plenty of options for long-term housing still available (and new one being built). I think there should be the same opportunity for all in this town/village. Rich, poor, in the town, in the village, on the lake, in the woods, on Main street. Rules enforcement is important for it to work.

What does lot size, assessed value and sewer systems have anything to do with whether rentals should be hosted or not? Should they be hosted so that at least one more person is using the sewer system or the 1/2 acre of land.

The Neighborhood Overlay is too broad to respond to. Allow STR on the camps on LP. These are not neighborhoods where STRs are taking away from affordable housing. Some parts are governed by their own HOA so they shouldn't be included. Other neighborhoods are just that and might need to be considered separately

The neighborhood overlay is too broad and if unhosted STRs were to be prohibited as drawn Lake Placid would not be able to meet the needs of the current traveler. Unhosted STRs on busy streets and/or homes near the corridor should be considered. Data should be provided showing the plotted STR map and permit totals should these proposals go through. I feel it is too drastic a drop in STRs for this area and those entities that support and promote our tourism would be alarmed.

There have been many STR's in Deerwood over the years and there's never been a problem with unhosted ones as far as I know. Each lot is 2.5-3+ acres. I always thought Deerwood was rural as there's no town water or sewers.

The map does not make clear the boundaries of the Old Lake Placid Club property. The Club is in its own zone...but several of the original cottages of the Club seem to not be included in the zone even though they are bound by deed restrictions tied to the Club. The few original cottages that remain were designed as short term rentals...at their inception they were for club members that did not want to stay in the main clubhouse and instead wanted a little more privacy and quiet.

We would strongly disagree that STR should be limited in this area. The section makes up a large majority of the residential area and should not be subject to universal prohibition. Many properties are of differing lot sizes and have differing effects on their neighbors. A blanket prohibition fails to take any of this into account

Other areas:

Now, in specific limited areas such as the northern shore of Lake Placid, which do not have sewer and/or road access, a reasonable restriction (not complete elimination) to protect our natural environment would be reasonable.

This overlay does not include properties on Mirror Lake and answers were given with that in mind. Properties on Mirror Lake should be allowed to rent.

Homes on Lake Placid with boat access should be allowed to have unhosted STR for sure. BUT....there must be some oversight by a caretaker at the very least such as greeting the guests and making sure they understand the house rules. Most of the houses are only seasonal use and only used for second homes. I am not sure these rules will have the desired impact.

Regulation (lot size/value):

If there is concern about neighborhood quality then perhaps all STR's should only be allowed a lot larger than half an acre to reduce density, noise and parking issues. It seems that if having an STR on a small lot is problematic it would be problematic whether it was hosted or unhosted. Eliminating STR rentals from small lots altogether would increase long-term rental opportunities more than allowing hosted rentals in the same spaces

large lots in residential zones should continue with unhosted permits, should lot get subdivided, permit authorization should be re-evaluated "

North shore of LP would be allowed longer rentals of 2 weeks or more. People with less than 1/2 acre should be limited to 4-8 occupants maximum (based on number of bedrooms but not to exceed 8 people) to ensure less impact on neighbors.

the current STR rules shouldn't change in larger lots unless properties get subdivided.

.Also for the same reasons that exceptions are being considered for the Rural Countryside area, STRs should be allowed in this area in homes with higher assessed values as they are less likely to affect available homes while at the same time are more likely to need STRs to help offset the higher tax burden. Lot size and value must be considerations here as well. Again this is not taken into account with the current proposal.

McKenzie pond road and adjacent areas such as McKenzie Estate should be treated as rural countryside as they have lots from 3-10 acres and assessed values in excess of \$450,000

Regarding the question about the STRs in lower assessed areas, some discretion should be made to differentiate outliers. For example, if a property has been permitted in the past to be improved/renovated to be an STR, it should be allowed to continue. Going forward, purchasing lower value properties for STRs should be discouraged.

I agree with the concept RE lower assess values being limited to hosted STRs only,

The zoning for the John Brown Rd neighborhood doesn't reflect the nature of the property sizes or home values. Most of these are 1+ acre lots with values over \$800k. STRs in this neighborhood are not limiting long term housing options. This would be better zoned as rural country side.

[Types of ownership/permit holders:](#)

Change definition of unhosted! This should be divided into: a.) STR that has property manager or rental agency. they are available 24/7! b.) STR that owner has NO property manager/agency living there.

Why punish unhosted, like us, who are there 95% of the time? we use a rental agency because we didn't want the phone calls and vetting of money from rental inquiries.

The distinction between hosted and unhosted is silly — hosts should be responsible for ensuring their homes are rented to responsible people and should be held accountable if not (i.e. face fines, lose permit). People should be able to handle these issues on a case by case basis with the government (permit agency, police, courts, etc) only intervening where necessary.

All STR's should be hosted and in some of these areas they should not be allowed or have further limits, such as number of occupants, number of days rented, to encourage more long term housing and to keep our neighborhoods residential.

Hosted STR only makes pretty much no sense.

This survey is not taking into consideration the definition of hosted and I hosted. I think this is deciding although I'm sure it is not intentional. There are so many different circumstances that come in to play re" what a host is" or "caretaker" "property mgr." is or does. It isn't black and white. People are individuals. This fact

must be considered along with how long they have operated stir STR and their good standing. Please understand this. Thank you

The main issue I have with a total ban on unhosted STR's in these areas is the fact that there are local residents who own unhosted STR's in these areas. These owners use the proceeds from their rentals to make extra money to live in Lake Placid. Some of these residents need this money due to disability or retirement. A once size all approach seems arbitrary and unfair to those owners who have followed the rules by managing health and safety as well as noise or parking issues. It is not the job of our elected officials to over regulate people who have been long term residents and are good neighbors.

Not sure how to answer the above except to say any owner hosted or unposted should have the right to host if they pay taxes and manage and maintain their property appropriately.

Feedback provided in previous form. We should not lump all STRs into a certain category. Our definitions surrounding "Hosted" should be re-evaluated.

Again, very slippery slope to "no STR zones" by starting with "no Unhosted STR zones" no matter the reason, be it: long term housing, neighborhood backlash, sewer access or lot size. Slippery slopes can create openings for skewing a well-meaning rule into an obscene act. We should be looking into getting away from 2 classifications for an industry where "Unhosted" can mean so many different things.

"There should be no distinction between hosted and unhosted rentals. Why do you ask if people agree with hosted and unhosted rentals in the other maps, but you don't ask the same question here? "

"The hosted vs Unhosted distinction is a terrible idea that will hurt the supply of affordable housing more than limiting STRs without discriminating. It also suspiciously creates a class distinction that is pernicious and should be grounds for repeal of the rules because it is corrupt. (Kind of like having in person only meetings when most out of town owners cannot attend)

Same STR rules and restrictions should apply everywhere whether hosted or unhosted

however I would explained the definition of "hosted" to include local residence who live off site in a separate house. This is a valuable income stream for locals.

By limiting STR's to being hosted STR's the town is ultimately reducing the number of people who will come and spend their money in Lake Placid. For example, I own a home that I use as a STR when I am not in Lake Placid. My family and I like to come almost every other week. We spend money at the grocery store, at the gas station, at the Hardware store, at the shops in town, and at many restaurants. If we are forced to let someone move into our home and make it a hosted STR, we be forced to stop visiting ourselves. Right there, with just our family limiting our time in Lake Placid, the Town is losing out on thousands of dollars in a short period of time.

It could be a house next door or nearby which locals maintain. Idea- Owner must live locally or at least half the year, plan to move here in future- Any way to make sure people contribute to the community (i know probably not). Can a limit be put on the # of units a STR owner can have?? Or have them listed as a business -DBA etc?? -

The north end of Lake Placid is where some locals can afford to own a camp. Taxes are so high on the lake that having the option to rent to pay the taxes (and \$4000 slip rental fee) makes local ownership somewhat affordable. Distinguishing between local ownership and "business ownership" is key.

Further, the town should factor in those that have multiple STR's those should be potentially looked at not hosts that only have a permit out for one home. You cant put those same hosts in the same bucket.

It's government over-reach and bad planning to allow hosted STRS and not allow un-hosted STRs. Many of the homes used as unhosted STRs would sit vacant for 6 months or longer each year. STRs make the community more vibrant bringing families into these houses that would otherwise be vacant.

Grandfathering:

if a homeowner is following the current rules, has no complaints, they should be able to continue to rent unhosted

private homeowners who follow the rules should not be penalized. if a current STR permit holder has followed all the rules for the last two years, why make changes for those people? these people pay local taxes, employ local people, and offer great economic benefit to the village and town. "

Current unhosted STRs must be grandfathered

Do not believe that anyone that owns a house in these areas should be subjected to changing short-term rental laws after they already own a property

yes protect the neighborhoods where our locals live but grandfather those in who have STR's there already... zones are a good idea, if well thought out and fair...

Come up with a compromise for current STR owners. Most need STR to pay taxes and other expenses. Grandfather those properties.

Existing STR's should be grandfathered in and any amendments should be put forth on new sales of homes. It isnt fair to the people that have a home to cover the cost of the home and having the ability to have a legitimate second home that is not run like a business.

As long as STR rules are posted, and the people renting them know the status of public utilities and access, why does the town need to get involved at all? STRs are the property owners' right, and land that was sold with permits in place, no matter the neighborhood, should continue to be allowed. At least grandfathered in.

Existing STR with only single permits should be considered to be grandfathered in.

Regulation (general)/enforcement:

STR's should be allowed anywhere, those that present a nuisance should be handled on an individual basis and dealt with. The problem in this community are from a select few STR's and not the majority as a whole.

neighborhoods can be protected by allowing permits but capping the number issued and code enforcement

again, I think this has to do with compliance - these people who own homes and have been allowing ordinances from town and village should be able to choose how they might want to manage their own property, similar to building permit applications etc.

Some unhosted STR should be allowed but strictly regulated and ENFORCEMENT must be measurable and actually occur.

make a regulation on 3 strikes and lose your permit

All areas should be permitted hosted or unhosted STR regardless of lot size, assessment or location (this seems discriminatory).STR owners that run responsibly without complaint and are willing to open their homes to keep tourism healthy shouldnt be discouraged. The regulations now in place provide a good balance. Limiting guests by beds and room available seems to work well and limiting number of days to rent especially un hosted.

Monitor and punish the rule breakers 12 complaints should not cause all this uproar.

STR's should not be so restricted. Especially higher assessed homes as those would not be considered 'affordable housing'

As stated earlier the number of STR"s should be managed and governed. Trying to ban them will cause a major backlash and can be avoided. I do not believe any data is available to determine how many STR"s existed before the permit system was put in place. I have been coming to Lake Placid for 30 years and was renting homes for 15+ of those years. As stated earlier limiting future STR's in this neighborhood seems completely understandable.

The current 90 day limit may need to be reduced to 75 so that STRs as an investment are not worth it.

There are probably more effective means of assuring proper sewer/waste capacity than STR regulations. Hosted STR requirements seem precarious towards that objective.

Too many regulations

Hosted STRs should be allowed everywhere. Again, you are asking technical questions about specific neighborhoods that require much more than just speculative responses.

Let the market figure out where the STRs should be, or let the property owners form HOA's. The OWNERS should decide, NOT the general public and certainly not the competitive business owners. Either STR's do raise values which the owners should be able to reap, or they are more a nuisance that owners should be able to ban.

General:

We have been renting our camp on the West Shore of Lake Placid since 1988 with very few issues over the years. Our renters have been respectful of our neighbors and our camp.

we haven't had bad renters "

We are all required to have caretakers

The short term rentals need to be governed and leveraged as an asset to the community. I will be looking in near future to bring this group of owners in the community together.

These questions are misleading. Clearly written by someone who does not support STRs.

Why don't you ask about banning B&Bs all of a sudden?? Again, 200+ year tradition of housing weary travelers and now because you couldn't manage a few bad apples now you want to erase B&Bs? Shame on you. You already killed the boarding house classification 2 years ago, just wiped it from the history books. How about Hillcrest area properties that were once B&Bs? You aren't going to at least grandfather them in if they want go back to being B&Bs? I wonder how the NYS historical society of the International organization of B&Bs with all their lawyers will feel when they catch wind of this? Brooks Sunshine Cottage B&B, Lysek's Hillcrest Inn, Ted/Kathy Blazer's place, and I'm sure there's more...

I believe if there is proper management you can do unhosted rentals in these areas I also believe that a large portion of the income from the permit process should go to hiring an enforcement officer to handle all of the above mentioned locations Lake Placid needs short term rentals to accommodate all of our visitors and some people don't want to use hotel facilities they want space for many family members to gather respectfully. Housing for employees and families is a different topic and very nice to see a beginning for that. I.e Wes Valley Rd

Poorly designed questions. The "lower assessed homes" question can't be answered without accepting an unverified premise.

In addition, many STR use local management companies to maintain their properties to the highest standards year-round. These companies employ a diverse local workforce, again providing reinvestment in the community.

[Economy/Tourism/visitors:](#)

along with the impact to home-owners, not allowing str (unhosted) will also negatively impact local businesses who are hired to service the homes. economically this is unfair to both homeowners and local businesses

The world has evolved with the likes of UBER, Venmo, Netflix, Amazon, Paypal, Tesla, VRBO and Airbnb. There has been a shift in how consumers purchase items, travel, watch television/movies, make payments and vacation. The AirBnb's and VRBO's of the world get ridiculed when in reality they are part of a much bigger disruption in how the world works. People manage their lives with their phones and apps. It is very important that we as a community take a risk averse approach to change. We cannot pretend that the delicate economics of the region are easily predictable. However taking a risk averse approach to managing improvements to the issues facing the community can achieve the desired outcomes without creating turmoil. The world is currently witnessing the aftermath of radical change with doubled gas prices, crazy inflation, spiking interest rates, inflated housing markets and economic uncertainty. Radical changes to the STR rules could cause impacts to the region's economy. The disparity in assessed value of houses in the neighborhood overlay absolutely requires a much closer look. A risk mitigating approach to avoid unnecessary litigation and backlash should be the approach that is taken.

None of this is taking tourists / visitors in mind. I would encourage the board to research, better understand the type of tourists visiting lake placid. By far, most are families, close friends, who often come for events or for the nature. They are specifically looking for un-hosted STRs. We often get this as a question for our house - to confirm that the whole house is available to the guests. Removing the most attractive areas of Lake Placid (i.e. walking distance to main street restaurants and shops) would significantly reduce interest to actually stay in Lake Placid, or to even visit. Surveys should be conducted on visitors as well, not just home owners.

Terminating STR license will destroy this tourist town and all those who depend on STRs for income.

In contrast, we must strive for a balance between residents and visitors. We are a gateway to the Olympics and Adirondacks. Our economy is bolstered by the aid of year-round visitor investment. STRs are one way those visitor dollars are brought into the community. Those of us who are homeowners and also provide short-term rental options use the restaurants, shops and stores in addition to all the other money invested in the hardware stores, grocery stores and with local artisans. The revenue gained from STR allows us to reinvest in our home and allows us to offset some costs of home ownership.

Housing & affordability & neighborhoods:

STR regulation will have no affect on lower income housing. I beg for you to show people where any regulations like this proposal has worked in any other zone. There are much bigger issues for lower income housing that a town should be focusing. Their efforts on.

It's simply unfair to have people like us who made investments and followed the rules be financially crushed to please some people stirred up by class warfare demagogues and malcontents. Homes in neighborhoods that are going for 700k might lose 100k value crushing recent buyers, but certainly not helping the sometimes worker, sometimes entitlement collectors making much of the noise. These same people will find another issue to blame for their ills within weeks of any new rules. "

I am concerned that the severe restriction of STRs in some neighborhoods would create ghost towns of unoccupied, neglected homes

"I've noticed that a LOT of homes in the village are unoccupied in winter - I would estimate as many as 50%. That suggests maybe seasonal ""second home"" residents have a greater effect than STRs on the availability of affordable long-term rentals. Regulations intended to impede or discourage STRs will do little or nothing to improve the situation. Lake Placid is simply a very expensive place to live, too expensive for the wages typical of the service jobs that dominate the Lake Placid economy. Even the so-called ""lower assessed"" areas are still priced beyond what most service-sector wages would support.

Additionally, many of the un-hosted STRs are large and/or high value homes that would not be considered affordable living. If you flood the market with these homes, it will depress property prices, and most of these homes will sit vacant and slowly decay. The type of houses that are un-hosted STR homes will not help solve the challenge of affordable living in Lake Placid.

Existing homes with 5+ bedroom should be able to apply for STR permits. These homes tend to have high valuations and will not impact the housing demands of local residents

Limiting STR in these areas will not solve the problem of affordable housing.

As far as providing long term housing; as someone who grew up in Lake Placid, I understand what LP is hoping to achieve and that as a community we wish to provide more Long term affordable housing opportunities and attract folks to live here long term/year round. That said, I tend to disagree that STR's are impacting neighborhoods and reducing opportunities for Long Term housing. As someone who moved away when I was younger, and then relocated back 'home' - it is difficult to earn a living in Lake Placid. Not only are there EXTREMELY sparse employment opportunities ... and if you do find work, it is hardly enough to support buying a home in LP. Housing has been expensive for many years. My family roots go back for many generations. My mother could not afford to buy a house there in the 80s and she grew up there, and worked locally at Howard Johnsons, as that is the only work she could obtain. Additionally, forget living here 'long term' if you are a

person of color. There are no barber shops that even provide haircuts for all types of hair, or even basic food items at the grocery store that support all cultural backgrounds, and long term employment if you wanted to live here year round. If you are lucky enough to find long term employment, year round - it barely pays the bills, let alone make enough to buy a home. People like myself, who wanted to buy in LP because my 'roots' are here, find it difficult to afford to live here year round and for the 'long term' unless you rent out your home. Furthermore, STR's provide a source of income for residents and non-residents - and by opening our doors into our homes, support and help further sustain the local tourism industry.

Ideas around banning STR's from these areas do not make sense and the desired outcomes are not clear. This will not cause an immediate availability of Long Term Rentals and could potentially have the opposite effect in areas closer to Main Street. Part time residents are not going to just sell their homes or rent them long term. They will adjust which could mean more monthly rentals which could then exceed existing # of days rented.

restricting str to only hosted str does not have any rationale to how it will improve affordable housing development. the unhosted houses will remain empty and will impact local businesses. it will also impact negatively maintenance of homes and create shabby and unkept houses impacting neighborhood.

Non Permit Holders

Specific to Neighborhood Overlay

All or nothing, stop dividing by neighborhoods. Why can't Deerwood have STRs? Regualte them all.

Unhosted STR's should be allowed in these area.

I do not think that STRs should be permitted in this zone.

I don't think there should be any STRs in the neighborhood overlays

This overlay is too broad. No unhosted STRs in Hillcrest, McKinley, Balsam, Signal Hill neighborhoods. Fine with unhosted STRs on Lake Placid.

Our residential neighborhoods are losing their residents because they can't afford to stay here. Prior to 1980 this town was MAGICAL. It had class, character and vision. Now, most of that is all but dead, and what little remains is being ravaged by greed and sold off to the highest bidder. It's heartbreaking to witness this demise.

Nothing but hosted short-term rentals should be allowed in our residential areas. This should not even be a question. The only reason to allowed hosted short-term rentals is to allow local people to be able to afford to stay here. To offset things like taxes and their mortgage. Otherwise on hosted short-term rentals have no business and residential areas where our local kids play. We need to bring back our locals or the heart of Lake Placid will be gone.

Many will say what about potential lost customers. Well it can be equally argued we lost many lovely people and families and customers because of STRs in residential areas. I do not believe it is too late. I believe in fix it.

Unposted STR's in the Hillcrest Ave west to Wesvalley should be completely phased out.

Should be limited to locals that own to keep outside \$ that never stays here from taking over the town.

These neighborhoods should be kept as community neighborhoods with the only exception being HOSTED STRs.

Homes in John brown area should be allowed Unhosted str

Many of these lake areas do not have infrastructure nor accessibility for emergency services!. Lake Placid Lake should not be allowed to have STRS ! No sewer and or road access only - property owners should have to be on property at all times during the rental. Not just at night. Or preferred, no STR at all.

All homes on septic should not be allowed str.

No short term rentals of any kind should be allowed in neighborhoods.

The number of guests per house should be limited in these areas rather than just the number of people per bedroom as some unhosted houses have 10 bedrooms (22 guests allowed). This is way too many.

Residential areas should be for long term residences and not short term rentals. While some people might appreciate their home values going up because they can use the house as a rental, I don't want to pay more for a house or for the taxes because of this. But we are now. I'll repeat. An unhosted STR is a business and it shouldn't be in a residential neighborhood.

Why was Deerwood singled out? Seems a little fishy and ridiculous.

Please reconsider assigning "neighborhood" to the area on Whiteface Inn Lane just south of the golf course. These properties have access to the road and city water. The lots are all larger (greater than one acre), and STR's would not have the same impact as in a true neighborhood.

All these areas are where the few permanent residents although less now still live the quality of life changes when you have too many STR's now matter how it's regulated in my opinion

Lake Placid Lake and Mirror Lake Waterfront should be considered separately from these other neighborhoods. Rentals on Buck Island and in Echo Bay are not having adverse affects on long-term housing needs. Vacation rentals mean ... vacation. Nothing screams ADK vacation more than time by the lake. Limitations on STRs should remain focused on areas in which our school teachers, nurses, firefighters, and restaurant workers are having to compete against deep pocketed investors- this isn't happening on lakes.

As full time residents, we don't need to have lakefront housing, let that be for the tourists. Keep them there instead of having them buying up homes in our neighborhoods.

Parts of Ray Brook are currently mixed use. If rental cabins, fuel storage facilities and prisons are allowed then unhosted STRs should be allowed as well.

Hosted STR should be allowed as well as units that are operated and owned by individuals with only 1 property. For example, a family that wants a second home/vacation home or kids go to Northwoods. This is different that investors owning multiple properties - we should not allow this (in any of the overlay districts).

All these areas are where the few permanent residents although less now still live the quality of life changes when you have too many STR's now matter how it's regulated in my opinion

These neighborhoods should be kept as community neighborhoods with the only exception being HOSTED STRs.

Hosted STR should be allowed as well as units that are operated and owned by individuals with only 1 property. For example, a family that wants a second home/vacation home or kids go to Northwoods. This is different that investors owning multiple properties - we should not allow this (in any of the overlay districts).

not all homeowners can afford to live in LP full time due to childcare and work situations. we rely on rental income when we must be away.

See not at end of survey regarding definition of 1 or 2 family dwellings. unhosted STRs greater than 14 days per year are businesses operating in residential districts, needs to be clear this is not allowed!

I believe unhosted STRs should not be allowed in the neighborhood overlay. no exceptions!

Deerwood development should be limited to hosted STRs only: use the same logic for areas in other overlays where there are developments and close proximity...even rural countryside

The fact that the Hillcrest neighborhood is considered to have homes that are assessed at lower prices is a joke. My favorite AirBnB that I've stayed at is currently assessed at \$1.2M and I know that that is an unhosted STR. There is zero way a shift-worker at a shop/restaurant in town, or even a manager at one of those places, is going to be able to afford a place like that, so the idea that banning unhosted STR's would somehow make these homes accessible to lower earners is a downright lie. The prices of houses are skyrocketing everywhere, especially in resort towns. They obviously are not going to come down just by banning unhosted STR's.

Process

I also think that there needs to be a limit on how many short-term rentals any one entity is allowed to own. As we all know there are a few different businesses and or people who own a large portion of the short-term rentals in this town. They keep buying them up kicking out long-term residents and bringing in parties that wreak havoc on our neighborhoods.

I also saw on the videos that condos would be allowed to maintain their status. I have noticed pricing of condos has dramatically increased and I believe the reason is because this can be used as an unhosted STR. Many used to be able to afford condos/townhomes and now no longer can due to increasing prices many feel is related to them being turned into STRs

The amount of taxes being paid for residents to enjoy their properties is staggering! The out of town/state STR commercial investors think it is inexpensive and are taking advantage of Lake Placid and North Elba

Build more longterm houses

Keeping the STR permits to 90 days, creates an environment where houses would not be purchased to be run as a business, because it wouldn't be profitable. Therefore, you would keep this area to people who want to be part of the community, and still have an option to supplement the cost of their homes

In addition I do believe that anyone who turns their property into a long-term rental should get some kind of tax break or something to incentivize people to do so.

I think your numbers of hosted and unhosted STR's, and your total number of STR's is incredibly under reported. The pandemic created at least 5 new STR's in my neighborhood alone.

If unhosted use was allowed, limit to a certain # of days per year or by season.

The conflict of interest in this town is astounding. It really truly makes me sick

This is honestly nothing but a thinly-veiled ploy by local hotel owners to get tourists back into hotels. I'm telling you now that there's no chance that happens. This would only result in less people coming and visiting the town, which would do nothing but hurt every resident. Banning unhosted STR's is a very shortsighted, misguided idea

Simply relying on lot size is a flawed approach. There are HOAs in this area that unit owners "own" less than 1/2 acre but the HOA common areas add to the land ownership, value and livability of the communities.

Owner-occupied and vacation homes regularly used by owners should have minimal to no restrictions.

this is a disaster of epic proportions, perhaps the worst ideas of all time reside within this map

Survey is toilet paper

The opinions of those full time residents of this area who own their home they live in should be weighted heavily as they would be most affected.

Current established zoning laws must be followed and monitored

[Administration/Enforcement](#)

Be wary of too much government control.

Reasonable to require responsible caretakers who are available 24 hours a day

Hosted and unhosted STRs that currently follow regulations and maintain permits should be allowed to continue with no limitation on the number of nights permitted. No clear rationale for the 90-day limit has been provided that we are aware of. Increasing to 120 days will not impact the quality of living in the neighborhood.

Again 90 day STR 90 day long term

120 day STR 120 day long term.

6 month STR 6 month long term.

If you STR May thru Oct you have to long term Nov thru april "

STRs need owners willing to police their rentals if they or other designated people can't be present. At any time a party, fire pit or gathering can take place causing a disturbance to an otherwise quiet "neighborhood".

I'm opposed to hosted but believe responsible caretaker must be within 30 minutes to respond to any issue

I somewhat disagree because I have trust issues based on experience. This will require dedicated oversight to make sure owners actually comply. Sort that out and sure rent as long as someone is there making sure the quality of life for permanent residents is being secured. As an owner on Acorn Street of a long term rental i can tell you we have had more than our share of actionable disruptions. No one should be uncomfortable in their home and we as a community should not tolerate it.

Any hosted rentals should require the host to be on site the entire time or face 500,000 fine making it unviable to not follow the rules.

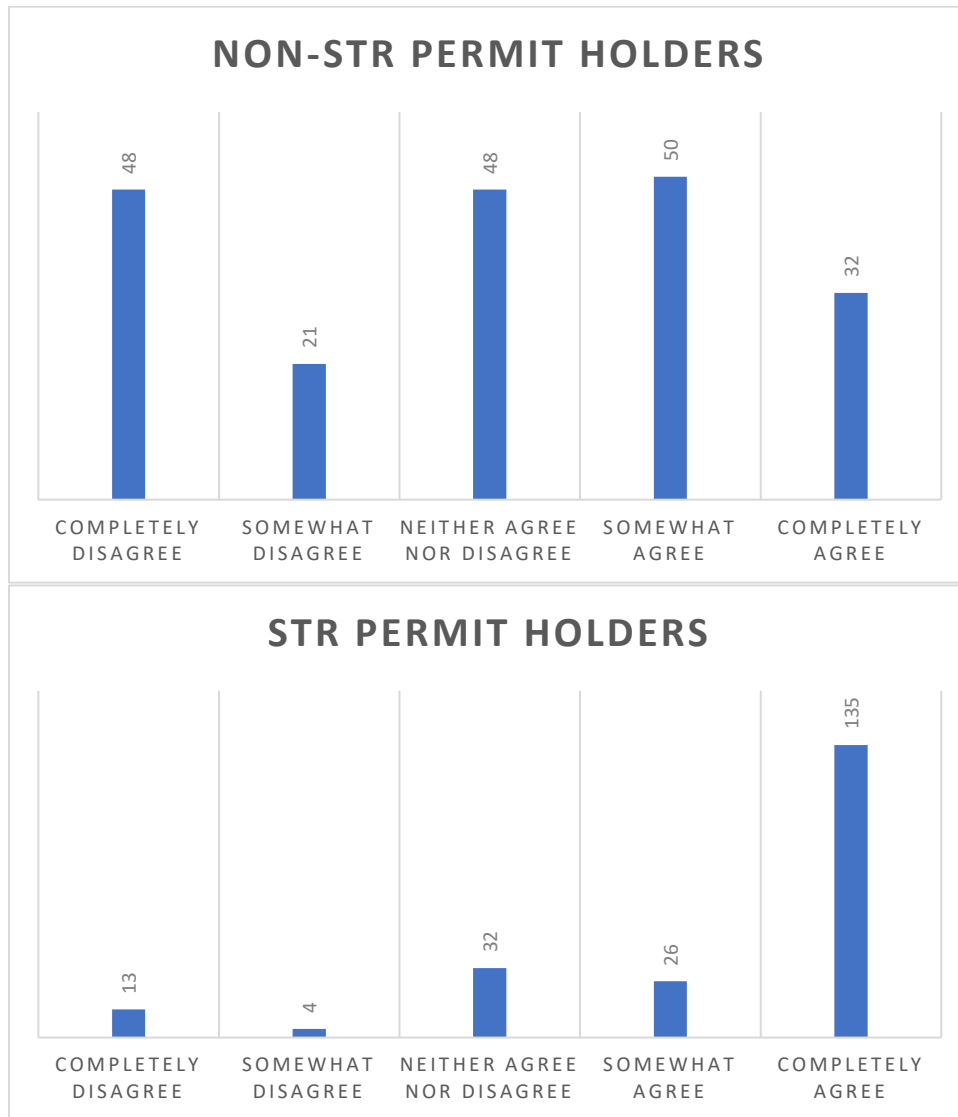
Get more people in the Zoning and Enforcement Office ASAP and a boat on LP Lake. How can rules be enforced with lack of numbers and transportation?

No

It is naive to think that banning STRs will return to how the neighborhoods were 20-30 years ago. The economy and market have changed. The younger generation (Gen X and Y) are doing business differently now which is essentially the future of tourism. Lake Placid wanting to go back to how it used to be will be a detriment to the Lake Placid economy and thereby hurt the sustainability of Lake Placid tourism.

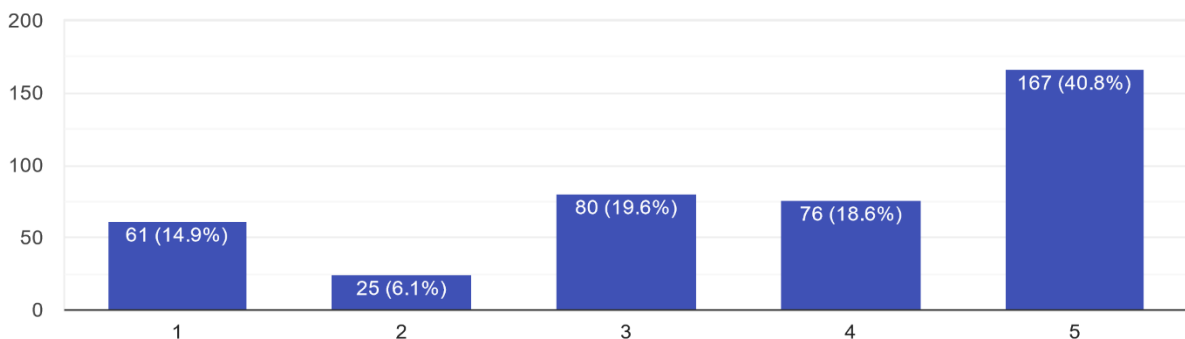
Section 6: The following questions reference the allowance of both hosted and single-use unhosted (owner or residence not required) STRs in the Rural Countryside Overlay.

1. STRs should be allowed in these areas with lots larger than 1/2 acre

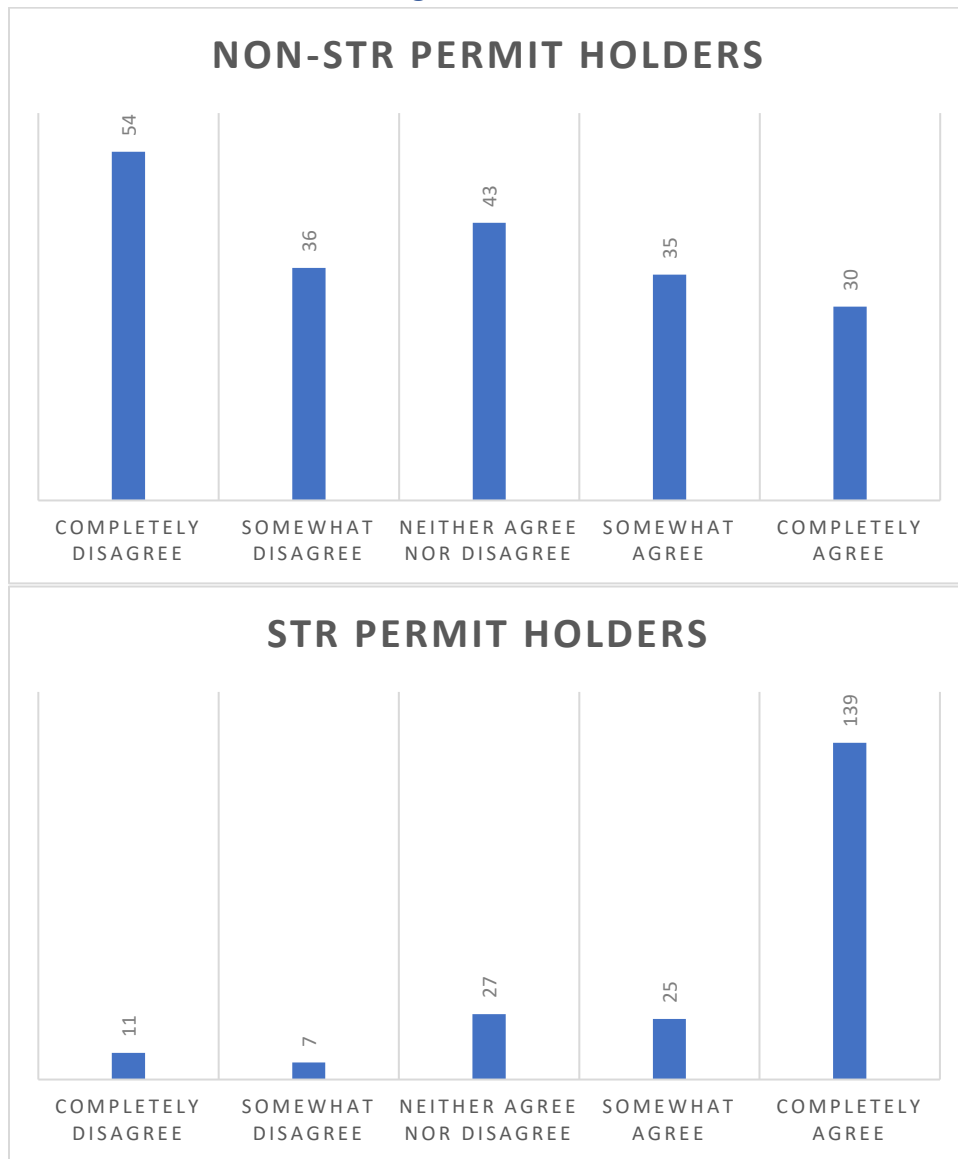


Total:

409 responses

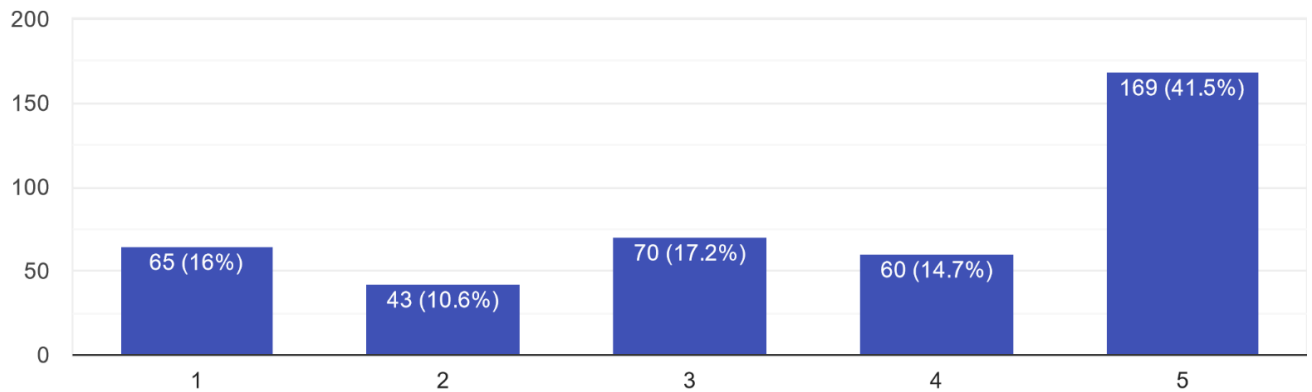


2. STRs should be allowed in areas with higher assessed values

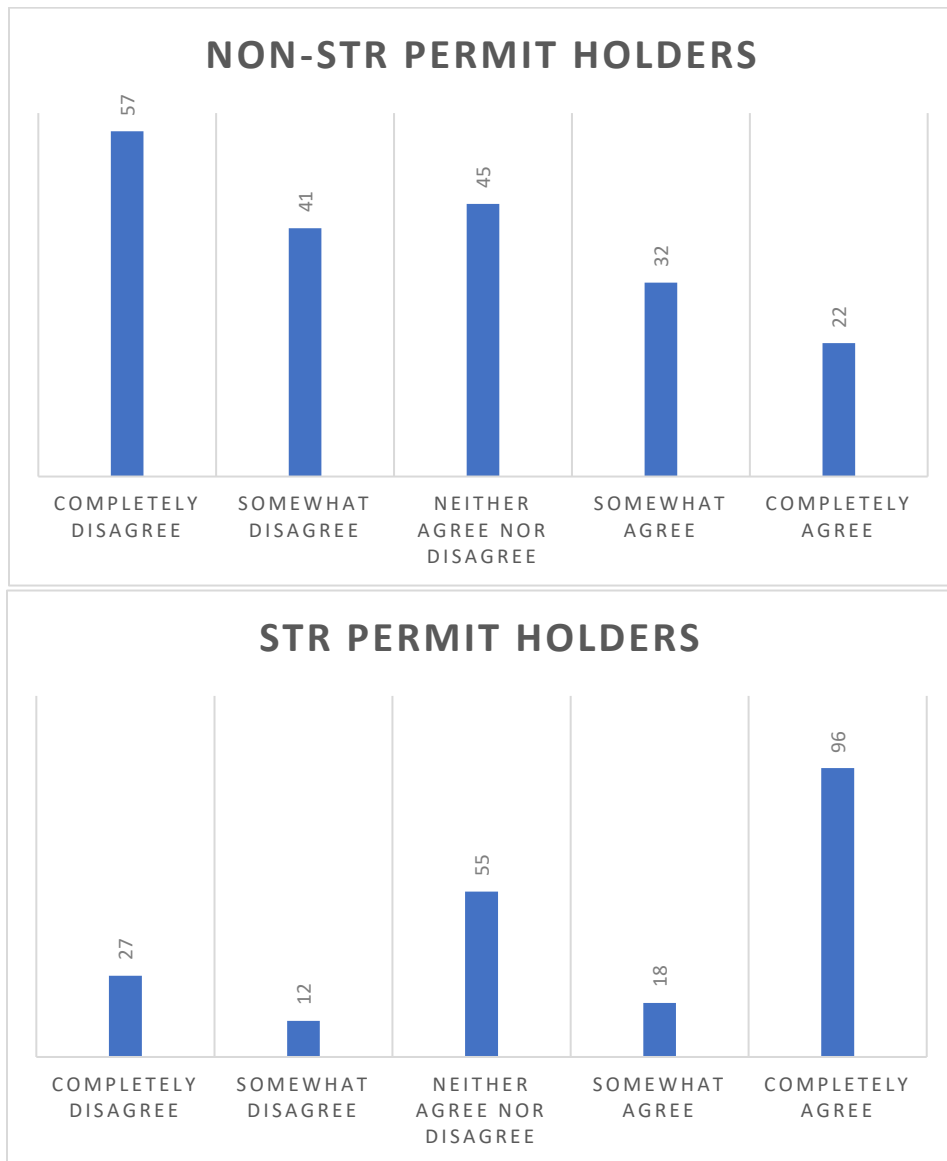


Total:

407 responses

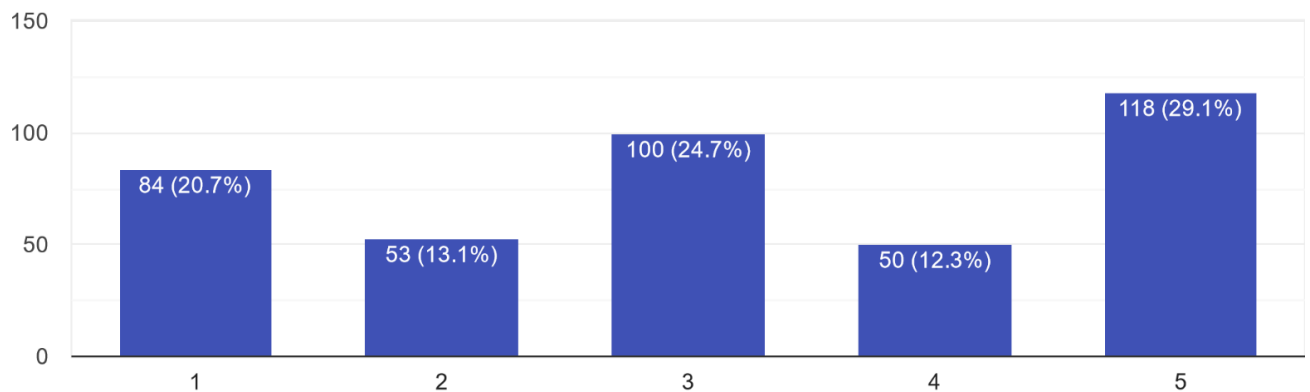


3. STRs should be allowed on the north side of Mirror Lake based on lot size and value

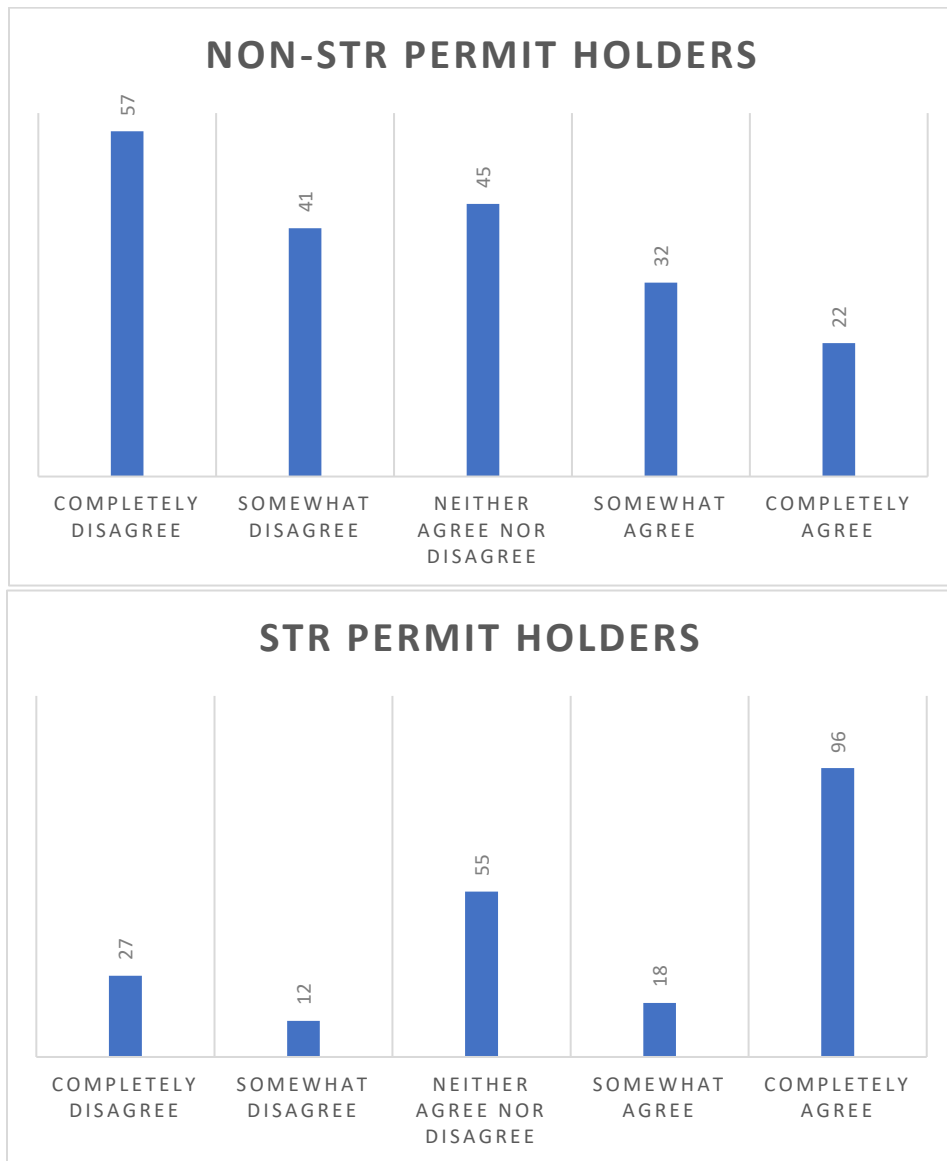


Total:

405 responses

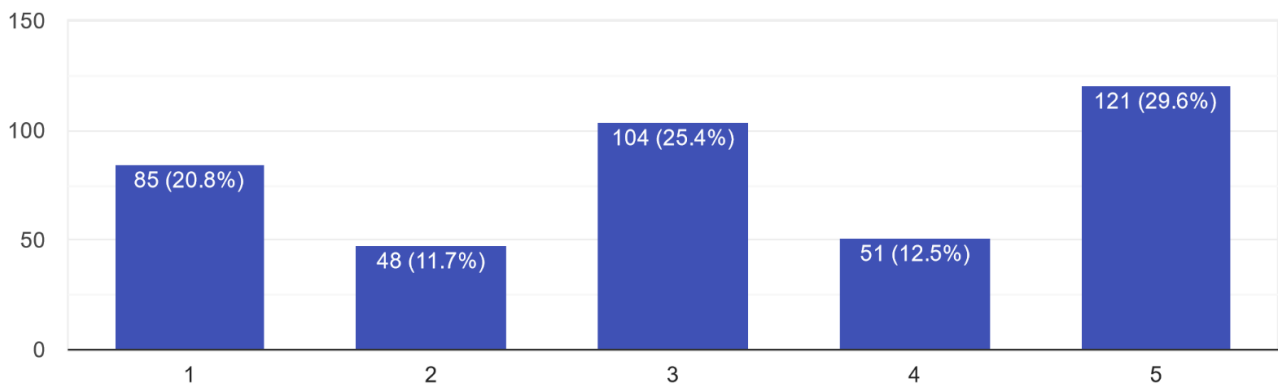


4. STRs should be allowed on the Peninsula Rd based on lot size and value

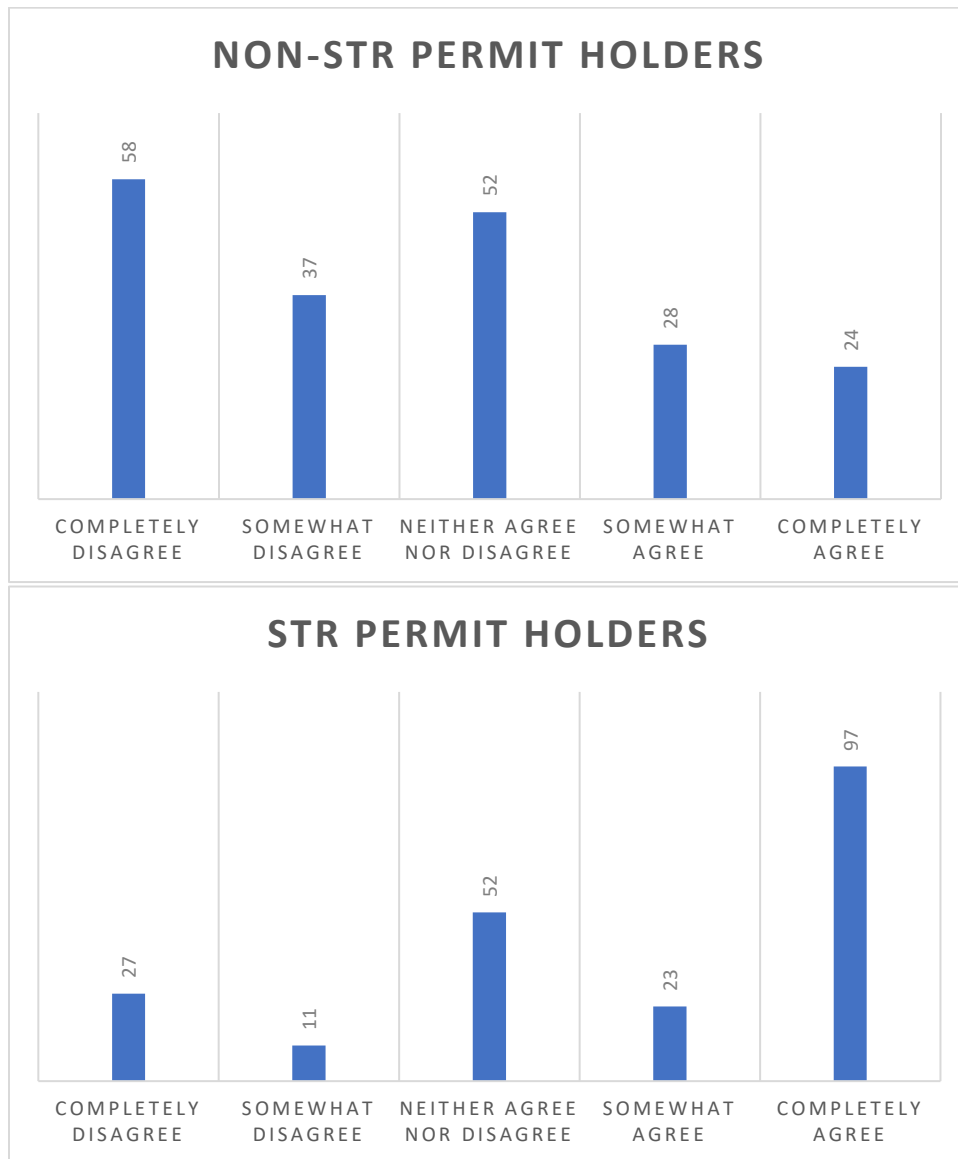


Total:

409 responses

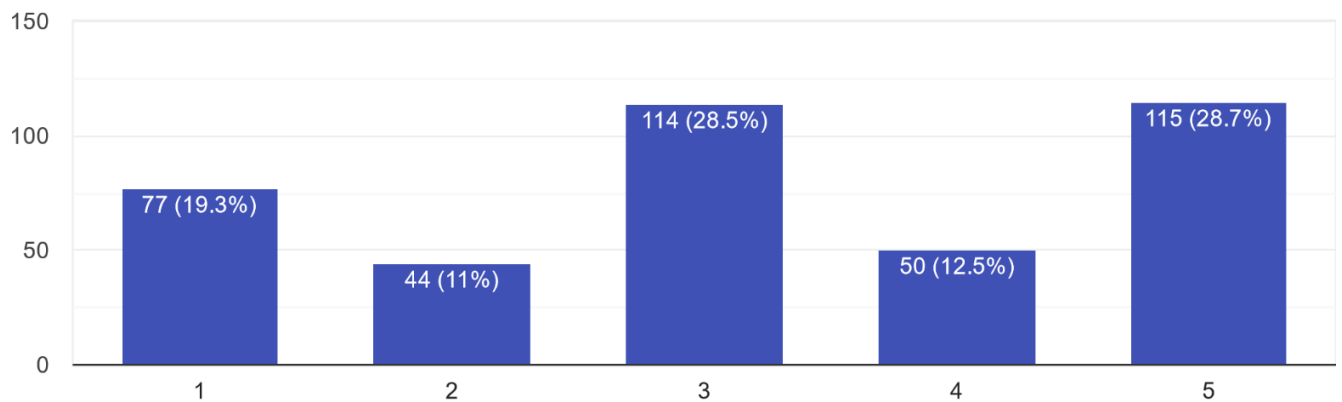


5. STRS should be allowed on Ruisseaumont Rd based on lot size and value



Total:

400 responses



Any other comments regarding STR regulations for the Rural Countryside Overlay:

STR Permit Holders

Specific to Rural Countryside:

They should only be allowed if they are hosted STRs. These properties have larger or more expensive lots of land but the houses are also bigger which mean more noise and party violations

str in rural areas aren't a burden to neighbors

As per my prior answers, these properties do not conform to a neighborhood classification. Those areas mentioned in the previous answer should be moved into this classification.

Allowing STR's in these areas seems wise but please consider limiting the number of permits issued to maintain maintain control of the balance between short term and long term opportunities in all local areas

Consider rezoning the south side of Old Military Rd from the intersection of 73 and Old Military Rd to the medical center as Rural Country Side. This more accurately reflects the properties.

There should not be ANY regulations like the ones proposed in this survey for rural areas.

there should also be no 120 day limits on these locations.

All Rural Countryside including North Mirror Lake, Ruisseaumont Rd and Peninsula Rd should all have the same rules/regulations as the rest of us.

I believe in theses areas listed they should be allowed "Again with proper management "

Types of owners/permit holders:

I would like to hear more about the potential impact to the community is unhosted STR's are eliminated. I live in LP for 20% of the year, buy everything local, donate to community causes, hire local people, and keep my property in pristine condition. I only rent to help offset bills and I work to collaborate with and improve the community for all residents (full-time and part-time on my street). There must be more people like me! I worry we are ""throwing the baby our with the bathwater"" due to a few bad apples. "

Again maybe they have to live here a portion of the time - not just a "business". Good luck! More later

These STR's need to require a host that is the owner, not a property manager. They need to be closely monitored and limits need to be set and oversight needs to stringent.

I am not sure why these areas are any different than the rest of the village.

I am all for rules that make it attractive for local residents to own property in Lake Placid and that discourage "out-of-towners" from converting residential neighborhoods into business zones. Locals need help affording to live here.

Same STR rules and restrictions should apply everywhere and for hosted and unhosted

Lot and value:

If a STR is compliant with no complaints how can they be discriminated by lot , value, and location?

STRs should be allowed in any zoning district. Lot size and house value should have no bearing on our property rights.

Lot size and value should not be criteria for STR regulations

These questions are poorly constructed since they don't convey what the potential lot size and value under consideration may be nor to my knowledge did the associated literature.

Not as much about lot size and value; STRs should depend on the owner of the property, in my opinion.

So if you are rich, you get to host a STR

Lot size and value have nothing to do with the performance of STR owners or hosts.

If you use property value as a criteria for allowing or disallowing STRs, you're heading for a world of legal trouble. Don't do it.

Why does lot size and value / assessments have anything to do with STR? The rules and regs should be put in place based on location, not lot size and value.

A property should not be judged by its size or value that's discrimination. The current rules regarding home bedrooms bathrooms and parking works perfectly at controlling STR in these areas

To clarify, I believe STRs should be allowed in these areas regardless of lot size or value.

If you need smaller lots. And you do. Create some. Allow sub divisions of existing lots. I bet there are owners who would apply. Just realize this will not fix things short term due to cost of building which is presently skyrocketed almost exclusively due to government interference and policies. Unintended consequences follow all new regulations.

I'm struggling with more expensive homes ""value"" being given advantage. We have plenty of LP residents who may not live in an expensive home but offer hosted/unhosted rentals to help offset bills.

Picking and choosing STRs based on value and lot size again makes zero logical sense. What is the point - other than trying to restrict certain home owners' property values? Can't imagine residents would want to limit the value potential of their homes. Selective STR within the community will do just that : single out individuals or individual neighborhoods to limit or even reduce their home values. Since homes are one of the biggest assets for people, allowing for retirement, loans, etc., this makes no sense. I'm obviously against further STR restrictions, but if un hosted STRs are reduced / eliminated - it should throughout the residential communities (as depicted on your maps). This will ensure equal treatment. All of a sudden allowing affluent areas to get more affluent, and lower value neighborhoods to be locked in to be forever lower value is discriminating against current residents.

"What does lot size and value matter here? Let the market decide. Where are the property owners who want their values kept lower by limiting use? Could we get a show of hands on that? Seriously.

This line of questions is not appropriate. What does the assessment or acreage have to do with the STR? If the property meets the safety and #of people requirements the assessment and acreage is immaterial.

why is it based on lot size and value?

Weird set of questions or weird angle you are trying to take here; why link if STR is allowed to property value? Even the lot size question is unbalanced; why not allow the on a less than 1/2 acre lot?

I don't understand why you distinguish between expensive plots/homes in these areas. Home are expensive in town also, and out of reach for workforce housing. You need smart development to meet the housing demand.

Where I disagree, is that I do not believe restrictions should be in place based on lot size.

The way that the survey is worded makes it tricky to respond. I agree that rentals should be allowed in this area, but I don't agree that lots of less than .5 acres should be excluded. For instance, if a small lot is between two larger lots, which does happen, why would a house in the middle not be able to rent while the two adjacent properties can rent?

What does value have to do with anything? Ridiculous.

Short term rentals should not be determined based on home value or size. It should be nondiscriminatory

STR permits should be allowed everywhere. Size of the lot, or neighborhood seems arbitrary. Can wealthier people rent their homes because of lot size? Or because they are wealthier and someone decided that is ok? If you own many lower assessed value homes instead of 1 wealthier neighborhood home (aka slumlord), are those neighborhoods better off by not having people come in short term?

Why do you not ask for opinions about smaller lot sizes? "

The question suggests that STRs could be allowed in the areas queried ONLY for "certain lot sizes" and "value", not that could be allowed regardless of those undefined qualifications.

To clarify, my answers are that STRs should be allowed in all areas, but not because of lot size, value or any other "distinguishing" characteristics. They should be allowed regardless of any of those features.

value of a home has no merit to say that property owners will do what's best for the town or adhere to rules

[Regulation/enforcement:](#)

All STR's should be allowed in ALL AREAS, with no restrictions or cap on nights per year.

If too many complaints they should lose their permits.

As stated earlier STR's should be allowed in all areas but managed and governed in line with desired outcomes. I do not think any area should be allowed "complete freedom" in the number of STR's and should have regulation that is available to govern them as needed.

STR's should be allowed anywhere, those that present a nuisance should be handled on an individual basis and dealt with. The problem in this community are from a select few STR's and not the majority as a whole.

Capping the amount of STR seems to be the answer(not sure how to calculate how many there should be?)

STR's should not be so restricted, especially those that are not considered 'affordable housing' - those large homes would likely otherwise sit vacant and uncared for.

I believe that STR's fall within the bundle of rights of home ownership. That the town should refrain regulating beyond the needs for health, safety, noise and parking concerns. I am fine with the proposed rules for rural countryside.

Not sure how to answer expect as I said before, it should be the right of all who own, pay taxes, properly maintain and enforce rules to STR whether hosted or unhosted.

I do not think that the rules should change from what they already are once you own a house if the rules are going to change I think they have to change with the next owner

Existing STR hosted and unhosted should be grandfathered in regardless of lot size or value.

I don't think you should restrict or over-regulate STRs. If anything, put a cap on the number overall, but let the free market work. Don't try to manipulate the market, or it will backfire on the village and town.

Again - if homeowners are paying taxes for their valuable land and in compliance with STR permits why not allow these to be considered for STR.

Should be allowed everywhere as long as they comply with the noise and parking

The government regulates us enough

Until I would understand why they should not be allowed, I would agree that people could use their properties as they would like - with reasonable STR rules - enforceable by the commission hired to oversee such.

General:

Don't even understand these leading questions...

This seems unfair.

sounds like the people who wrote the survey live on the north side of mirror lake , peninsular road or ruisseaumont way

Should the ultra-rich and ultra-entitled of this town be disturbed by the filth an STR might bring to their neighborhood? Why not just really ask the question being asked by these questions, or one might wonder over their intention.

Housing & affordability:

Short term solution is probably conversion of other unused structures and transportation improvements to less desired nearby areas. Almost every worker who worked to fix our house came from outside the village and town. And they make more than most restaurant/retail/hospitality workers. You are dreaming if you think converting the unhosted STR's is solving anything. It will just put some people on unemployment and convert the houses to vacation use by owners only.

Non-Permit Holders

Specific to Rural Countryside Overlay

STRs should not be allowed at all.

Peninsula rd has quite a few unhosted rentals.

Occupied STR only. If at all.

Keep the STR out of neighborhoods!

These properties are not for long term housing. They should be able to rent if they choose to.

They are further away from neighbors so not as much of an issue in my opinion

ALL STR's should be hosted. Unhosted STR's (including those that consider themselves hosted b/c they hired a property management company) are destroying the fabric of the community.

All the other sections included language about hosted and unhosted. I'm sure that wasn't an oversight and there's code differences between village/town, etc. But I thought it prudent to mention here.

More longterm rentals

Strs should not be allowed on peninsula road or Ruisseaumont.

In some situations, hosted STR's might make sense in the Rural Countryside Overlay area.

LP Lake and Mirror Lake are the "streets" for shore line properties. Sound travels much farther on water than land. STR's are disruptive to these lake neighborhoods!

Some of these properties on LP Lake do not have the infrastructure for STR's.

Ruissemount and the Peninsula WAY are unpaved, narrow roads which do not allow easy emergency access. Peninsula Road is a privately owned Road!

Private roads should not be allowed STR. They are private for a reason.

We pay HIGH Taxes and should not have to deal with STRS !

These residents are typically large and will house 20+ guests and will exceed fire and safety standards not to mention taking on the infrastructure. If these are single family homes then single family STRs should only be permitted; not 5-6 families every weekend.

People buy bigger more expensive houses and turn them into a business in residential areas. STR laws should protect all neighborhoods from str businesses.

I'm not sure why assessed value makes a difference other than these homes aren't what is needed for long term housing and generally these homes sit empty. But I guess I look at it differently. If you can't afford the house, that's in a residential neighborhood, without making it a STR, then you shouldn't buy it. Possibly make length of stay requirements for this area? Minimum of 7 days? Sanibel Island, FL has several areas where it is a minimum of one month for a rental of a private home. Not really sure, but I was surprised about this in the meeting.

When it comes to these areas, short-term rentals in large homes with high property values that would otherwise never be rented out as long-term rentals that are currently second homes to people I do believe should be granted some short-term rental availability. However, if it is a second home to someone and they can afford to have such a second home and they are renting out as a short-term rental there needs to be a much larger fee than just the \$200. Either an increase in tax or they need to be paying a bed tax like the hotels do. If they don't how is that fair to local residents that continue to pay the same amount of taxes and electric bills that outside people can come in and buy up homes and make lots of money on them and basically not care about the town or the village. I know no one wants to talk about increasing taxes however if you can afford a million-dollar second home you should be able to afford an extra \$10,000 a year to rent your place out.

Again, these would be business ventures in residential areas. If allowed and not a primary residence, it should be deemed commercial. Allow it and you have another can of worms. Each new STR should have housing capable of making it owner/resident manager occupied.

These are some of our most delicate ecosystems. Protect them

STR regulations should not be based on the square footage or cost of the home.

If a lot size is 2 acres or more, that could possibly be a factor to argue for STR. Most of this blue area should be a protected neighborhood area for Lake Placid residents or people who can truly afford a second home (without turning a residence into a business).

Process

I think these should be agreed upon by the residents in the area.

You're getting into too much government control.

The lot size minimum should be at least 1 acre in these areas.

I don't understand why the plan calls for Unhosted STRs to be allowed in this area but calls for the elimination of B&B Hosted in this area."

You make this as a very bias question. if you have more money you can buy a bigger lot and house is the only way you can STR.. you wonder why you find yourself in lawsuits.

Some areas become UNSAFE in the winter and that should be considered not the size of the lot you own.

Simply relying on lot size is a flawed approach. There are HOAs in this area that unit owners "own" less than 1/2 acre but the HOA common areas add to the land ownership, value and livability of the communities.

Assessed valuation has absolutely no bearing on whether an area should host an STR.

No distinction should be made for high vs lower assessed value areas if high assessed areas can say no STRS, lower assessed value areas should have the same veto power.

Size and value of the lots is immaterial

land size and value are pointless in these metrics

If they are allowed in one neighborhood that should be allowed in all.

Size and value shouldn't matter.

For the last 3 questions what does lot size and value mean? what would it matter?

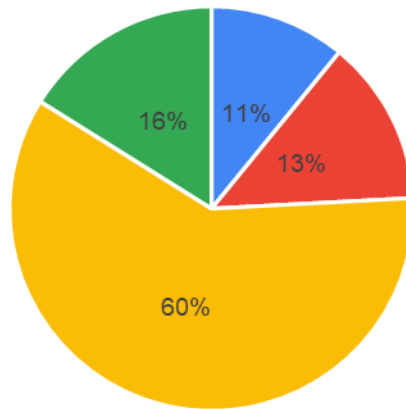
Enforcement/Administration

Once again enforcement is key, they should not be anymore of an annoyance than living next to a full time resident. It shouldn't be like living next to a frat house.

Section 7: The following questions address STR regulations and potential changes in the future

1. If the Village and Town boards determine that changes to the current STR regulations should be made, when do you think these changes should take effect?

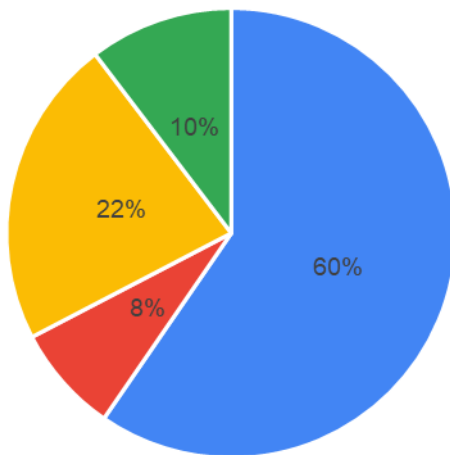
STR Permit Holders



Other:	
1-2 years	3
90 days	1
after additional steps	3
after 5 years	3
other	7
grandfathered in	4
Change in ownership (only)	7
No changes	6

- Immediately upon the law changing
- Within 5 years
- With a change in ownership or until the existing permit has expired and is not renewed
- Other

Non-STR Permit Holders



Other
When a permit is issued or up for renewal
With a change in ownership
A date should be set, within reason, so that everyone has a chance to see it and plan for it. You can't spring something like this on people who made plans otherwise. never, these are terrible
Change in ownership, permit extended
Within 3 years
Immediately or when permit expires
1-2 years
Immediately OR with change of ownership/expiration of permit
Within 5 years OR with change of ownership/expiration of permit

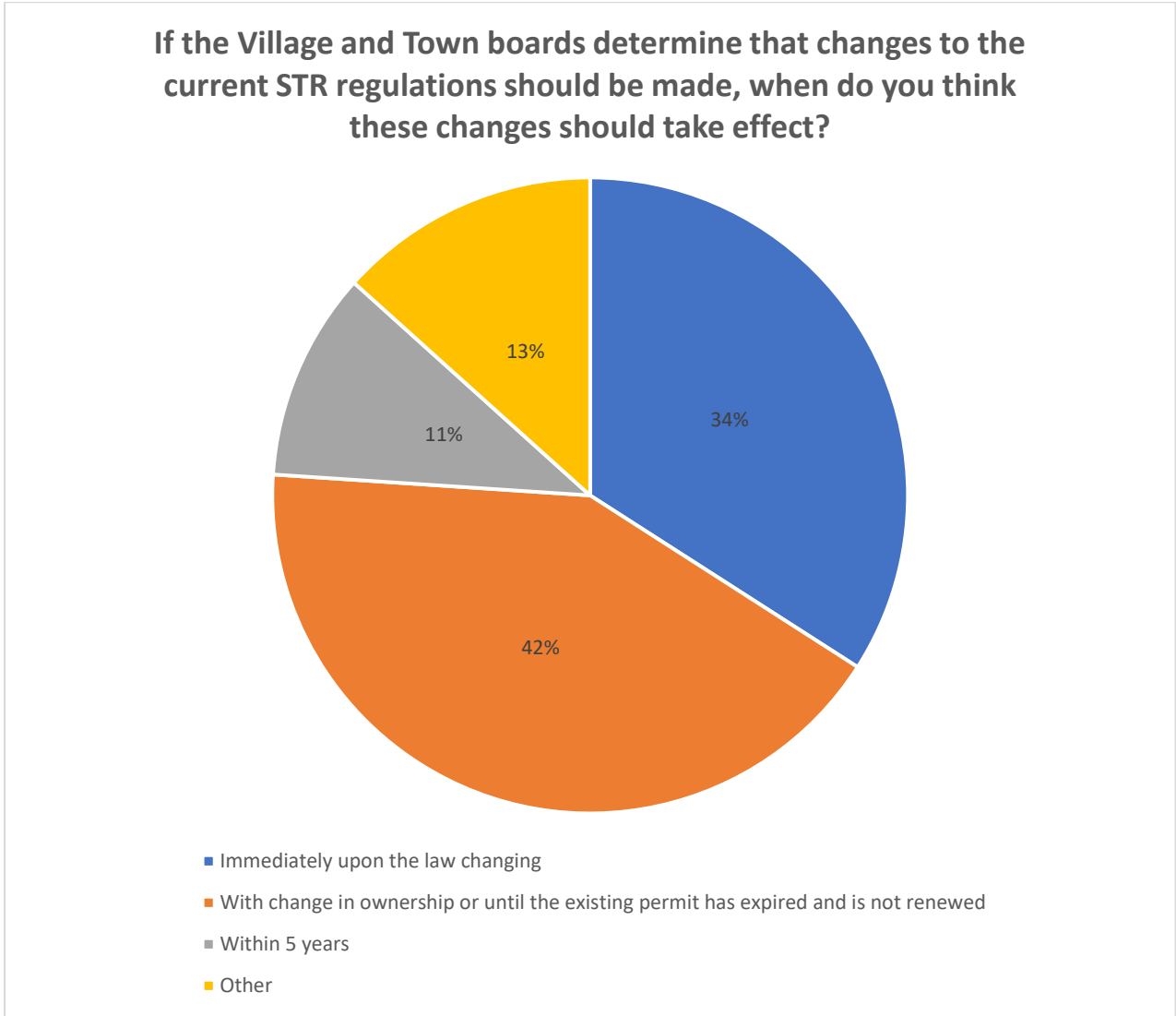
- Immediately upon the law changing
- Within 5 years
- With a change in ownership or until the existing permit has expired and is not renewed
- Other

Total (not summarized):

408 responses

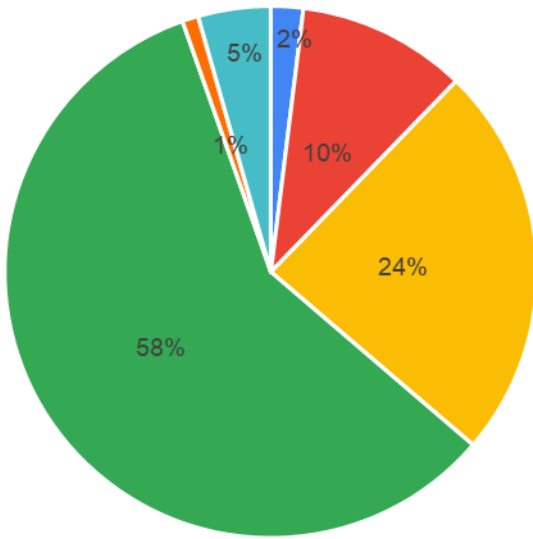


Total (summarized):



2. What is the maximum number of days an unhosted STR should be allowed to rent each year?

STR Permit Holders

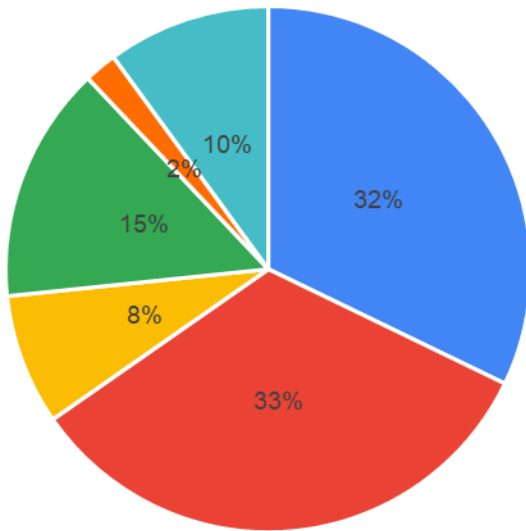


■ 14 days ■ 90 days ■ 120 days ■ No limit ■ No unhosted ■ Other

Other, Permit Holders

To classify all "Unhosted" STRs as equal is the insanity of the current law. There needs to be more classification within the "Unhosted" umbrella, each with different Again, your definition of un-hosted is not accurate Not sure what is achieved by rental limits other than leaving a house standing empty
 60 days
 75 days
 90 and 120 days
 depends on location, type of property, or type of owner
 150 days
 180 days

Non-STR Permit Holders



■ 14 days ■ 90 days ■ 120 days ■ No limit ■ No unhosted ■ Other

Other, Non- Permit Holders

Pay commercial rates and have it policed/supervised and it should be dealt with like any other business.
 No limit if the person purchased before any STR was in effect.
 If they fall in the proposed areas they should not be restricted to a per night maximum.
 45 days
 180 days or 1/2 year
 24 days
 30 days
 50-60 days
 7 days
 depends on location or ownership

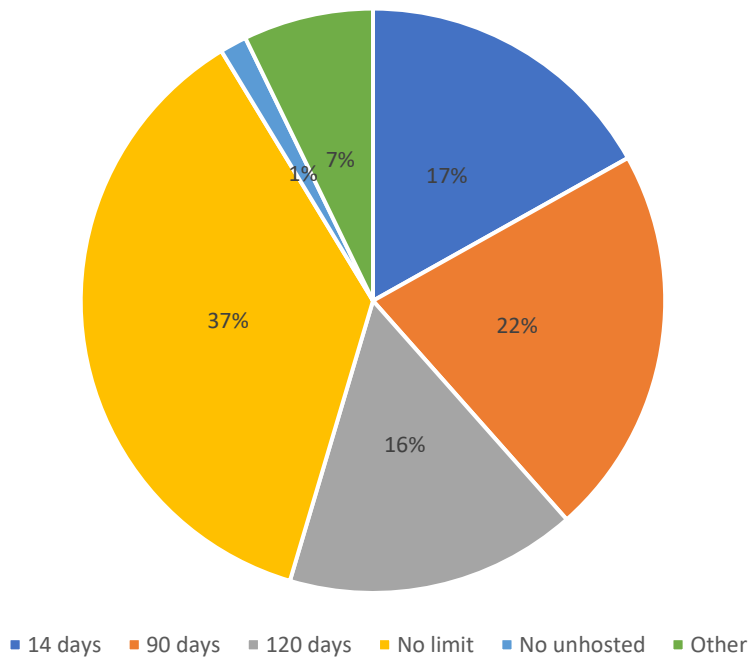
Total (not summarized):

413 responses



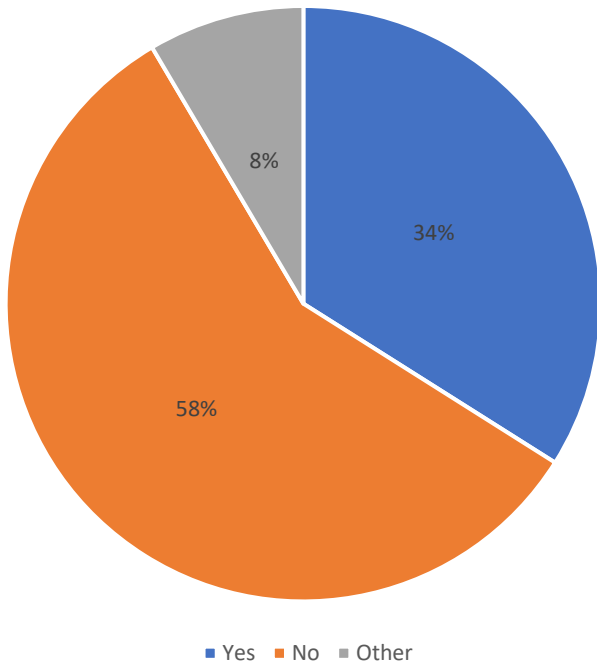
Total (summarized):

What is the maximum number of days an unhosted STR should be allowed to rent each year?



3. Should there be a maximum number of STR permits issued?

STR Permit Holders



Other

Existing STRs should be grandfathered in, new ones capped

Percent of total number of properties

Depends on location

Depends on owner

Maybe

If you limit them, it becomes a business

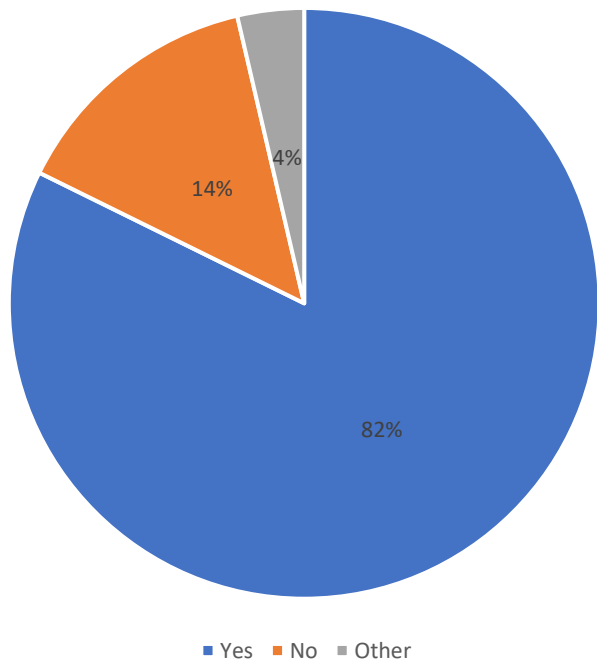
Management control and enforcement

Not just as an arbitrary number created. The number of permits issued should reflect the applications submitted and whether the qualifications have been

Suggest a freeze on permits until the near term impact of STRs and the potential impact of eliminating them is

How would this be determined.? So many actions I find are discriminatory. Again I know that is not your intent but it's not democratic.

Non-STR Permit Holders



Other

perhaps based on a percentage of available buildings, not to exceed 20%

If additional regulations are passed, it should naturally recalibrate our communities to having a healthy balance of long term residents and visitors.

One per person prevent people and businesses from buying several houses for str

Only unhosted

Sorry you missed the boat on that. Pay commercial

I dont think any short term rental permits should be issued.

Should not be exclusive. Every property should have the same opportunity based on land use code.

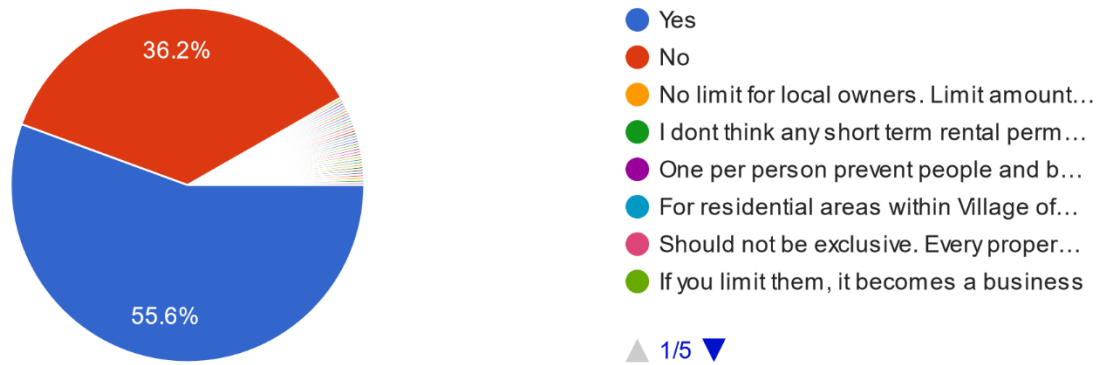
Maybe

Yes, depends on location

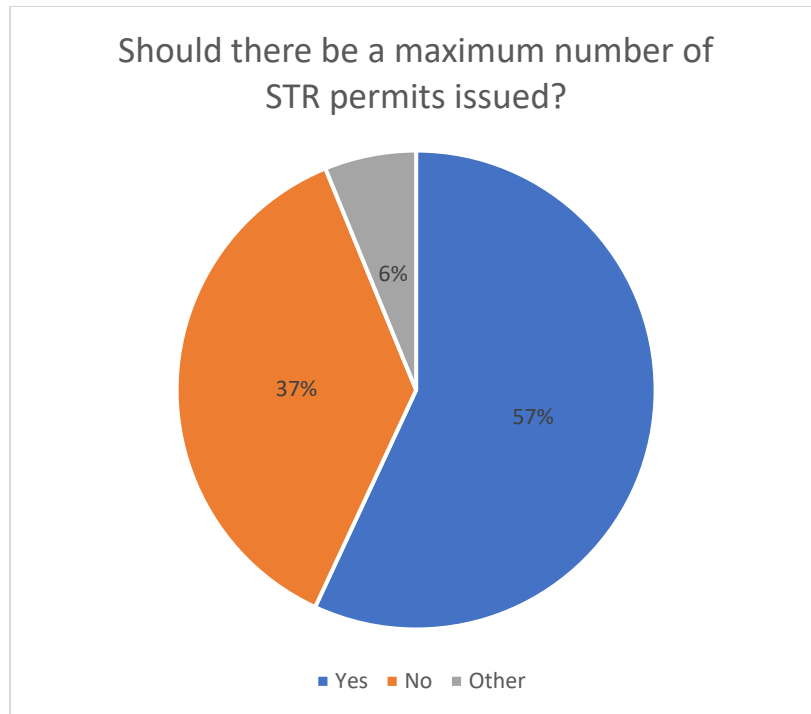
No, depends on location

Total (not summarized):

412 responses

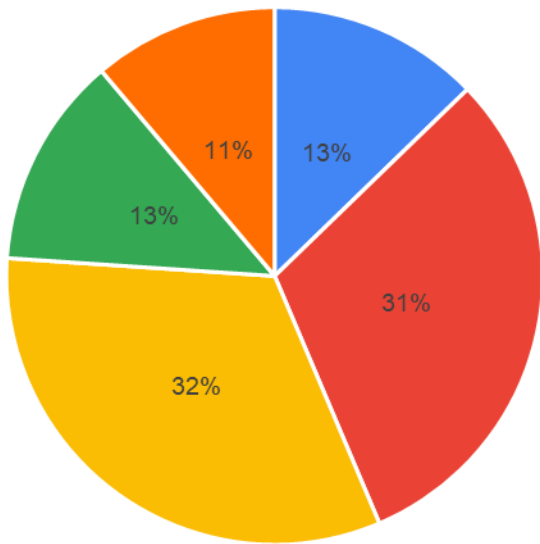


Total (summarized):



4. If yes, how should that number be determined?

Non-STR Permit Holders



- The number we had when the moratorium took effect
- Based on the number of residences in the Town/Village
- By the area or overlay
- N/A
- Other

Other, non-permit holders

No max. Free market. The big STR owners will have all the permits then.

It depends, for example, an HOA should be limited to 40% or less of the units allowing residents to maintain control as more corp. entities are buying units for commercial STR use.

By requiring the str owners to offset it with long term rental on a 1 for 1 to ensure that there is bar tenders and highway maintenance people to welcome them here.

see above

Survey the neighborhood owners

They should cost 1,000,000.00 dollars

Should be determined whether it's a commercial or residential area

No more than 1 per person

Provide onsite housing/policing and render it a positive influence on the neighborhood.

No more than 20% of total housing units should have unhosted STR permits.

based on demand.

1% of all properties in t & v

More jobs/openings=more LTR

both 2 & 4

both 3 & 4

too complicated to base on exact number should be case by case

professional expertise

both 3 & 4

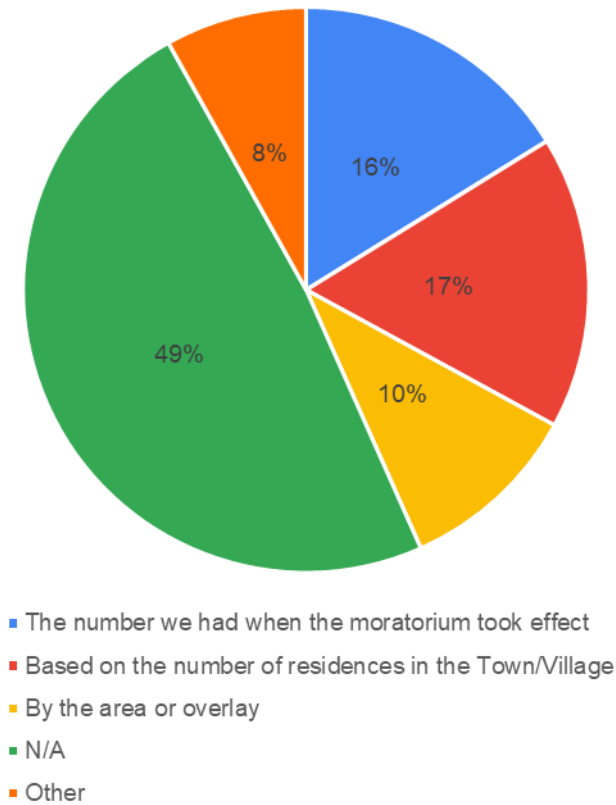
all

no STRs in residential neighborhoods

if allowed in rural countryside then put a hard cap on numbers.

hopefully STRs will no longer be allowed in residential neighborhoods so no need for a cap.

STR Permit Holders



Other, permit holders

When the town deals with its historical lack of prioritizing low and middle income housing. The STRs ARE NOT the problem. Ignoring the poor is THE PROBLEM

Grandfathered str should not be factored into this.

Based on community and economic planning to determine the balance required to achieve community goals; there are also limits on how many rentals can be sustained, too many and there will be many unhappy owners

Some logical review and analysis.

Start with current number then grow as the economy dictates.

No limit for local owners. Limit amount of out-of-state owners.(10%? of number of residences in town/village)

One per family/owner

Appropriate behavior of owners should be the defining principle.

No one has an answer for what happens to STRs if they are largely eliminated from areas where they currently exist. During the recent town meeting, someone suggested they would be come long term rentals. I believe this to be an opinion without merit or wishful

How are the number of hotels, Ben, inns, guest houses determined in a location?

Not sure how to calculate?

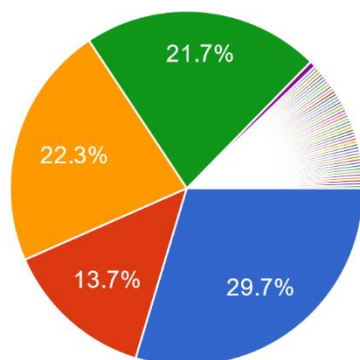
There should not be a limit. STRS are currently permitted in all zones and should be allowed as long as the owners follow the rules as outlined in our code.

This requires some analysis. As stated above existing permit holders should be grandfathered and an analysis to determine how many additional permits should be allowed by area.

don't know

Total (not summarized):

364 responses

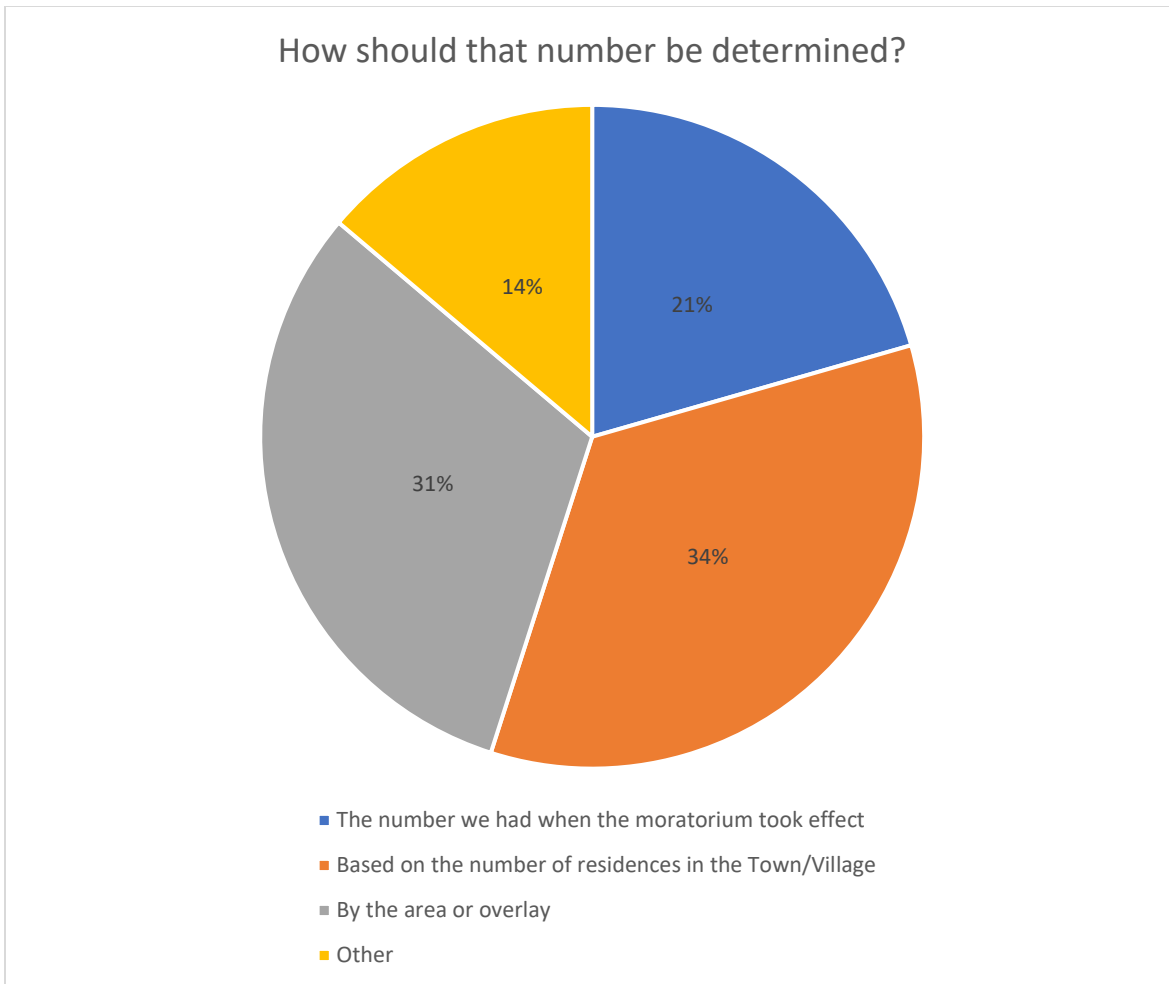


- I did not select "Yes"/ Not applicable
- The number we had when the morator...
- Based on the number of residences in...
- By the area or overlay
- both 3 & 4
- No limit for local owners. Limit amount...
- No more than 1 per person
- 15 to 20 percent of housing.

▲ 1/7 ▼

Total (summarized):

*N/A response omitted



Any other comments regarding STR regulations in the future:

STR Permit Holders

Economy & tourism:

I think it's great that you are doing this survey but I also think you need to look at travel trends and what our visitors want. It would be helpful if you had someone that was a seasoned host to help add clarity to the vision. Airbnb is really changing and doesn't want to support guests that party or break rules. Covid has changed the way people work and where they can work. I host multiple units and constantly exceed the guests expectations but the town does not fulfill what the visitors are looking for. Most of the issues with STRs are the landlords just like long term rentals there are also bad STR landlords. Because they don't use technology like noise aware or give enough info to their guests they effect the neighborhoods in a negative way.

We are a tourist community.

It would appear that the town is considering restrictive changes that run counter to the health of a vacation destination. It also appears to be being made by leaders with a clear conflict of interest.

My fear is radical change could create unpredictable outcomes and impact the town/village, full time residents, small business owners, hotels, restaurants and STR owners. A prudent approach which allows the village/town to evolve is what is needed. Avoiding unnecessary risk and litigation is important.

Regulation for the betterment of the village and town is always welcomed. But the elimination or an astringent limitation of STR permits will have a significant economic impact on the town.

please also consider impacts on local businesses who will be negatively impacted economically as well as financially. there should be survey taken from local businesses who are hired by the homeowners to service the house promoting local lives and affordable housing

We purchased our home in 2004. Over the last 18 years we have been investing in improvements to the property and contributing to the local economy.. The 2021 annual expenses we contributed to the local economy in taxes, services, fees, maintenance, energy, etc was in excess of \$63,000.

STRs are critical to the continued prosperity of Lake Placid and North Elba. Limitations are required, but regulations should not discourage economic development. If local laws and ordinances are being violated, they need to be enforced (loud music, illegal parking, etc) as written.

Limiting STRs in historically residential (LTR) neighborhoods such as Hillcrest makes sense, but Lake Placid has a tourism-based economy, and the town and its workers depend on this high-demand industry. Many people travel as families and will chose to take their business to other towns if hotels are the only option. The rentals employ many local residents as housekeepers, caretakers, electricians, plumbers, etc. They help keep restaurants busy and contribute to the tax base.

STR provide accommodations that hotels do not that are needed in the community.

The community is in desperate need of planning to understand what makes it tick and how that impacts demand for rental housing and the sustainability of the community. For example, an events management plan would provide a calendar basis for preparing for and managing high rental weekends throughout the year. As

a short term renter since 1989, I can attest to the dilution of the rental market because of the proliferation of STR permits.

Please consider the economic impact these laws have on people (visitors and locals alike).

Don't limit housing availability for tourism, which is the town's main driver of economic activity and growth. There is a linear correlation between business revenue, tax revenue, town revenue, and economic growth and the level of tourism. These regulations will decrease all of the above and make economic prosperity for everyone harder to achieve, including the hotel owners who are the driving force behind these communistic STR regulations. The hotel owners should stop trying to be greedy and see the big picture instead of trying to limit everyone's but their own chance to achieve the American dream and have economic success.

STR's bring in most likely a significant amount of dollars spent in the region (I don't mean to the owners of the dwelling), you cannot keep building hotels due to their overall impact to the village water/sewer, the environmental concerns of more land being cleared, runoff etc.

Grandfathering:

We have been renting since 1988, if there are changes made, some places should be grandfathered in.

You should at least honor existing STR properties with valid permits.

I think it's very unfair to impose new regulations after somebody bought the property for some short term rental use

" Limiting the number of STR's long term makes sense but it would be unfair not to grandfather existing STR permit holders in. If it is determined that the number of permits needs to be trimmed that should be done through people not renewing permits or selling their homes.

"This is a difficult topic. However, the town board really should provide an opportunity for property owners to recover their investments, ideally through a grandfathering system or a 5-year period with unlimited rentals, before implementing a total ban.

Overall an excellent well thought out survey! I think we can satisfy STR owners and our local community but definitely grandfather in existing ones. If I just bought a new STR, got a permit and then was told I could no longer rent, that would lower my properties value and make it harder to sell. In my mind that's just another lawsuit waiting to happen. We can easily avoid that. For zoned non-STR neighborhoods, let existing permit expire when owners sell and, eventually, that zone will have less STR's over time...

Types of permit holders/owners:

I hope Lake Placid village board and town of North Elba think long and hard before imposing any additional restrictions on those STRs that are family owned, as opposed to those run by businesses.

I'm definitely not comfortable with companies/ groups buying multiple houses and turning them into Str as a business investment. Definitely not!!!

My husband (LP native) and I have worked here all our lives and raised our family here. As a small business owner, we have no retirement and were planning on using our STR income to live on. The 90 day limit is killing us and we would like to see an exemption for full time Lake Placid residents who wish to rent out 1 additional property.

Also, I am surprised limiting the number of rentals a person owns (to one) has not been mentioned since this would cut out the people running a lot of STRs as a businesses."

Consider current STR's in good standing, higher assessments and lot size. Consider that we too use this as our vacation home because we love Lake Placid and visit several times per year and prefer to share our home with others while we are not there. Consider that we have future plans to move to Lake Placid permanently into our vacation home when the timing is right. If we are shut down, our future plans change. Consider each situation as unique as the property, use, and individual. If millions of dollars can be invested into tourism and not affordable housing, you need to consider the modern travelers' preferred accommodations. Consider limiting owners to so many STR's. For us, this is our 2nd home, not a business.

We have a STR that we also use as a second home. We're good neighbors and work diligently to minimize disruption to those around us. We don't rent to our maximum occupancy and instead have a lower limit. It is a home to us, and we don't want the type of people who would throw parties and create havoc. I believe most owners are like us, members of the community who want to see everyone in the community thrive.

Unhosted STRs totaling 14 days or less per year should be allowed for all properties

Let owner occupied use their property as they wish and have others that are not owner occupied just treated like any other hotel

Process:

Thank you so much for the thoughtful and organized presentation and multiple formats to provide ideas and feedback.

I know this is a challenging, heated issue and I appreciate the work you have done to move the dial in the right direction by identifying areas where STR Rentals should and should not be and at what density as this is very important to preserving our community long term.

Thank you for the considerable efforts taken to solicit inputs. Good luck.

In addition, any board members who stand to financially benefit from any change in zoning and laws, such as the mayor, should recuse themselves from this entire process. That is the standard in many townships to avoid the opportunity for corruption among zoning officials and those involved in zoning and use decisions. "

Thank you for the opportunity to share ideas and for taking the time to meet with the community.

It would be helpful, in the future, to have more notice time for the town meetings- the power point presentation was helpful but the maps were very confusing. It would have been good to discuss in person.

Housing & affordability:

STR regulations will have little or no impact on Lake Placid's affordability problem. That's an issue that does WAY back, long before STRs.

I encourage the town to look to creating a land bank, or housing authority to solve the shortage of long term rentals and or an available housing stock for local workers. These direct measures will ensure that our local workers have a place to live. Curtailing STR's may be popular but the town needs to study the impact limiting STR's on home values versus direct measures that increase stock immediately. Tax breaks/incentives for long term rentals and or local ownership are other mechanisms that will solve the housing issue better than

limiting STR's. I encourage our elected officials to read the July 2021 Journal of Urban Economics titled Short-term rentals and the housing market: Quasi-experimental evidence from Airbnb in Los Angeles. The paper supports the notion that STR's actively increase home values, but the authors concluded "Our estimates imply that Airbnb regulation has stark distributional implications because it induces losses for homeowners that are very substantial in areas that are popular for tourists." Thank you for your time.

we live at 128 hillcrest. it is a family vacation home and we rent to help pay for the purchase. we bought the home from someone who did not adhere to regulations and we've taken extreme care to make sure our tenants were positive contributors to the area. we are not a commercial entity focused on the bottom line. we use a local management company and our tenants support the local economy. i strongly feel permits should be honored and grandfathered in.

However every rule needs an exception process. Assessed value of the home and location should be taken into consideration. One item I saw in the long term destination planning but not in this process is driving revenue up. That is necessary to fund improvements to the community including governance of STR's. I also feel the STR regulations were just put in place and feels like the ink is not even dry on those rules. Modifying them without significantly impacting the community is fair to achieve long term goals. There is no silver bullet and blaming STR's for long term housing is just not accurate. There is a tremendous amount of factors contributing to a complicated issue.

The Commoin report clearly pointed out that it is hard to make money to afford to live in Lake Placid what about the income you are ripping away from the locals who depend on renting their homes out to be able to remain in Lake Placid. What about the income that vacation rentals generate for caretakers, cleaning services etc? Are those peoples incomes less important than the school teacher you insist should be able to buy a home on Hillcrest? What about how those people will put food on their families table, and continue to be able to afford to live in Lake Placid? The current proposed suggestions are full of unintended consequences and I suggest you look at all of the data and facts before you make additional regulations that are unconstitutional.

The real problem is a shortage of affordable housing. This has been a nationwide problem for years. The remoteness of Lake placid make it difficult for people to move to the ""next town over"" and work in Lake Placid. I applaud the Town and Village for addressing this with the project on Wesvalley rd. and look forward to more affordable housing. I support a strict limit on the number of days a house can be rented as a STR to discourage houses being converted and sitting empty more than half the year. At 75 days it is probably not feasible to buy a property, rent it and turn a profit as a STR. "

If STR were to be eliminated in certain areas, I believe that could cause a financial hardship on the current owners. When these properties were purchased, there was not any regulations against STR at that time. Many people purchased their property with the understanding that str were assist in off setting their cost of owning that property. If people were forced to sell their properties because of lack of funds, most of the locals that are looking to purchase, still could not afford to do so. In my opinion there has been nothing done in the area for low to moderate income people for houseing, and that needs to change.

Lake Placid has always struggled with affordable workforce housing; this is not a new issue. The town will recapture very little housing by eliminating STRs, because the majority of the rental units would be outside of the price range for the people who need the housing to begin with. Property owners may sell if rental rights

are restricted or eliminated, but many units would likely then become second homes that remain empty most of the year and contribute little to nothing to the economy. It would be a lose-lose.

The hotels are really high priced, they don't have regulations, just people trying to make a living.

We depend on the income from our STR, and meet all of our tenants in-person. We take pride in our role as hosts, and consider ourselves responsible in this equation and in our community.

We own one house in the area and chose to keep it as a way to support our family as well as be able to visit the house and area we adore and only moved away from due to a lack of jobs. It would break our hearts if we were forced to sell this house due to restrictions becoming even more rigid and it would be devastating for the financial well being of our family.

I fear that if you try and use a heavy hand in certain neighborhoods to eliminate STR's it may be using the easy button instead of trying to figure out how to have STR's exist and still promote affordable housing LP residents. In all the data you presented...there was nothing about the size of individual STR's (1,2 3 or more bedrooms). There was also no analysis of property values if there were no STR's allowed in a neighborhood or in LP at all. Why does this matter? There really needs to be data to show that if there were no STR's allowed...how much would property values decrease (they would not increase) and based on number of bedrooms...would any of these decrease in value enough to make them affordable housing? Where is the "science or math" that shows if you limit or eliminate STR's....housing values drop enough to make the homes affordable for long term residents? I think it is a mistake to use the argument of affordable housing while looking to reign in STR's...because you do not have the data to prove once you do that, there will be affordable housing suddenly available. And if that did happen...does everyone in the neighborhood realize that all of their property values are coming down...and does the village and town understand that now all those residents have justifiable reason to argue for lower assessments? My suggestion is drop the affordable housing argument, fix the STR's where there are repeated problems and make damn sure this is not a cloaked argument to help the hotel owners.

They also reduce the costs of owning property in the area.

My property is located in WFC RESORT. There should be no limitations hosted or unhosted

Cap the number of permits at or near the current level, and charge a transaction fee if they are sold from homeowner to homeowner (a percentage of fair market value of the permit). That way, if someone needs to use short-term rental income to help gain a positive financial footing in their home, they can, and then they can sell their permit to another prospective homeowner.

Please stop focusing on how STR's compete with long term rental crisis. Property values and taxes are so far out of the income levels of local wage earning individuals that trying to rail on STR owners for this does nothing to address the affordable housing shortage. Also, for years I have watched those needing affordable housing adopt pets and try to find housing that accommodates them too. For obvious reasons this is a problem that adds to their dilemma of not being able to find housing. Extreme regulating of STR's after so many have been purchased and successfully housed so many of the tourists you marketed to get makes little sense. I hope you will thoroughly think this through. This is the machine you created and trying to stop it now could have disastrous effects and if people have to sell their places, locals will still not be able to afford the properties, triple tax in the village, electricity and water usage, etc. Ive lived here 40 years

I am concerned about the framing of this discussion and bias. Housing affordability is a function of income and housing costs. No just housing costs. You can't talk about one (housing affordability) without talking about the other (income) yet this is exactly what is going on. Let's talk about economic development within the community and housing affordability together. Then we can talk about the impact of hospitality industry within LP, including the hotels, STRs, etc.

It is good to see that the town is moving forward with developments to ease the housing issue. Continued thoughtful development of long term rental units and townhomes/other affordable units for purchase are the only real solution to an affordable housing needs problem.

The idea though that STR's should be limited to help create more long term rentals, and home ownership for local workers is a regressive measure that will impact every homeowners equity. Elected officials should be cautious when trying to fix a perceived problem with a measure that won't ultimately work. In the long run lower home prices will not result in more long term rentals and or more local home ownership because lower prices will make those homes more attractive to second home owners who want to own a home in the area but have no plans to rent it.

Trying to connect the dots that STRs becoming LTRs in Hillcrest neighborhood is madness. If you don't believe me, poll STR owners and find out for yourselves.

Regulation and enforcement:

The effort by the town/village to control nuisance properties, parking complaints and noise ordinances through a permitting process is valid and worth continuing.

Agencies and STR owners that carefully vet their guests is critical, as a STR is a great responsibility.

If it is done with care and consideration for neighborhoods there should be no reason to change the current regulations.

Currently, Parkside is the main thoroughfare, while Main St is being repaired. It is often used as a Main Rd during Event Times .

Understanding the concern about lot size for permits, allowing STR's to exist closer to Main Street and Olympic sites (I.e. the drivers of tourism) should be continued. Pushing vacationers to more quiet residential areas seems like a negative outcome

All of Parkside and Morningside Rd should be part of Main Street Corridor where STR's are welcomed. As that is what Parkside has always been ... A unique street with places for visitors or long term guests to enjoy:)"

Permits should be taken away from unhosted if they receive three consecutive complaints

I believe the town got it right the first time. No changes should be made to the STR rules

I feel the current regulations are sufficient.

The concerns for Village are not the same as the more limited concerns for the Town and they should be treated differently.

Need to clarify street level STR apartments on corridor(s) please. ""Any"" street level even if on backside of buildings? Understood street level/street facing.

Back off on banning B&Bs, ever been to Ireland?? You are overstepping, B&Bs by nature are HOSTED rentals.

The existing rules are working. Don't over-regulate. Let the free market work.

Don't extend this moratorium without a clear path for STRs being developed on the corridor to get much needed permits in time for the World University Games. The world will be watching us..."

I might add that possibly part of the consideration to current STR's is, have there been violations, complaints from fulltime residents that if it isn't already a basis for renewing, maybe not renewing, or a higher fee until issues are corrected or revocation.

We should not all be penalized for the misdeeds of a few bad apples, who own rentals and don't care how their renters (mis)behave. Those properties should be penalized, including license revocation."

Of course there are bad apples and they should be dealt with accordingly, but punishing an entire group of people because of a few problem houses would create more problems than it solves. There were less than .25 complaints per STR and 40(!) of the complaints came from two rentals. That means the remaining rentals were complained about .17 times over more than 2 years! Those stats really show that this is a perceived, anecdotal "problem" that really isn't a problem at all.

We understand that STR is a complex issue. And we as homeowners want only the very best for our community. That can be best accomplished by a balance with STRs. A blanket prohibition is not the answer and simply shifts a burden onto one portion of the community. As noted earlier in this survey, STRs add much to our community and that positive benefit should be continued.

In looking at the complaints on the current permits, it appears that 115 complaints were lodged in the two-year period, with 40 of them being repeat offences. And the vast majority of them being noise violations. The data also shows that there were 473 permits issued. Assuming a 90-day rental per year that would equate to 42,570 rental days per year (and 85,140 over the two-year period here). Despite this large number of rental days, 115 complaints are a very small percentage. This, of course, is not to limit the problem, but to note that a balance can, and should be, reached together.

permits should continue to be renewed/issued in all neighborhoods but limited based on a percentage of homes in each neighborhood, parking, lot sizes, and allowable commercial zoning

limit the number of permits and spread them out evenly across the town and village

owning a home must be equally equitable across property classes and zoning. Unhosted rentals should remain allowable use.

We would propose, rather than adopt a blanket prohibition which would affect many resides and STRs who pay taxes, purchase permits and abide by the rules, continuing the current system but increasing compliance with the rules would be preferable. Specifically, a suspension of new permits should be made until such time as a complete understanding of the impacts of STRs can be ascertained. During that time, it can be assumed some natural attrition will occur further reducing the overall number of STR permits. Simultaneously, enforcement of non-permitted rentals should be increased and carry with it significant financial penalties. Those taking advantage of the system are hurting everyone and should be removed to the greatest extent possible. Further, the complaint system should be further supported and publicized. Those that receive multiple complaints should likewise face significant financial penalties and, after multiple violations in a

limited period of time (3-4, for example) their permit should be revoked. This would provide a 2-fold benefits. First, it puts the onus on the homeowner to police their rentals, both before and during the rental. And second, it would provide another avenue to reduce the number of overall permits and specifically the ones that are harming our community.

Question regarding when changes to start? need clarification on start with change of ownership, or permit not renewed by Muni or choice of owner. What if someone forgets to renew, Are reminders sent out? as to when to renew? Thank you!

General:

I sincerely understand the request of the local people but I am also have my rights as a property owner. There has to be a better median to come to and the proposed mass are not viable solution.

I think you need to think long and hard about the long term impact of the decisions being made. Short sighted, biased decisions will have long term negative financial impacts on LP and it's full time residents. Compromise that does not vilify current second home owners who want to rent out their homes no matter what neighborhood they are in is the best course of action.

Thank you for your efforts. There is a reasonable compromise out there, we just can't view this as black and white. There needs to be a variety of scenarios accounted for and an appeals process for current owners to seek exceptions on a case by case basis.

A balance needs to struck in the regulations between the opponents of STR and majority of STR owners who are behaving responsibly. The current regulations seem to protect both groups.

Please be reasonable with future regulations. STRs are not the cause of every single issue in Lake Placid and like with any successful destination town, STRs can play a valuable role. All of the fellow owners I know are families that LOVE Lake Placid and the only way to fulfill the dream of owning a home there is by offsetting some of the mortgage with responsible rentals. Thank you

Please be open minded and try to predict the future with facts so you can act accordingly in making the right rules and regulations equal to all as well. Thank you

Bottom line: the proposed changes are unfair to good STR operators and will hurt workforce housing opportunities and the neighborhoods more than help. The board should be looking for, and open to, input from owners and STR operators, not supposed victims of the national. housing crisis. I know very few people anywhere who can buy the nice homes involved with the level of incomes these people have.

I grew up on Parkside Dr. My parents legacy was to leave me the home they bought in 1964. My legacy to my son will be to pass on the home to him. I love the home. We take very good care of our property and always have. I come and stay in Placid at least 2xs a month, as do my son and his wife. My Mom rented rooms out in the Summer when I was young to college students who would come and work in the Summer. Parkside has always had many homes that were Guest Houses. There were very few families on Parkside over the years. Although many are not Guest Houses now, they have been made into apartments. There were NSA School dorms on Parkside. Before NSA there was a restaurant and bar, before that The Alpenhoff Hotel, the Patnode Family owned. Before that it was a hospital. Now it's a hotel again. On our side of Parkside almost every house has a Cottage with Main House on Rd. LPC Management lived in those homes and their house staff in Cottages. Behind the Cottages small rd., that use to be Jack Rabbit Trail , are Condos.

I hope I didn't just waste my time on this.

While I am in favor of some regulation, I am also frustrated with the public position of the political office holders in Lake Placid. The obvious conflict of interest created by hotel and restaurant owners wanting to limit STRs limits competition for their hotels. Telling the residents that you are trying to protect their neighborhoods and keep housing affordable is self serving since you are the people that need low paid employees for your businesses to help enrich yourselves further without making an investment yourselves in affordable housing.. if YOU need more low paid employees, YOU should invest in their housing instead of putting it on the backs of other property owners.

The town collects fees and taxes from short term rental property owners many of whom are denied a vote in this process. Any further restrictions would represent a form of tyranny by this government that appears ready to play favorites with the wealthiest of its property owners and and punish others. "

"When I bought my house 14 years ago I had no intention of renting it.

I was approached by several realtors asking if I wanted to rent my house for Ironman and some of the prime summer weeks. I did so then switched over to one of the online venues renting myself. I think this has less to do with rentals and more to do with who is doing the rentals.

It is our hope that members see the STR industry as a plus, not a negative - and begins to support hosts in such a way that allows us to all thrive and grow as a community.

First I would like to thank all of the folks who have spent time and effort putting together all of the materials and hosting the information session and open houses. Obviously you will be dealing with the community on a very sensitive topic which can impact people considerably. Your patience is appreciated. First comment is I would like to volunteer to get involved and will reach out to Haley to stress this. The voice of the part time resident who is an STR owner is important. We are members of the community and have skin in the game. I believe that the STR community should mobilize in order to give the town and village a way to communicate issues/concerns and also give this group a way to give back to the community and express their concerns. As stated throughout my responses and previous communications I embrace regulation and governance.

The present board representatives needs to be clearly changed ! As the representation is hotel / motel and family members that represent self interest !

penalizing everyone due to complaints against few homeowners is unfair. there should be better regulation which is to create opportunity for everyone

Non-STR Permit Holders

Any other comments regarding STR regulations in the future:

Adding maximums to permits issued will become a fight of who can pay more for the lawyers etc. Freedom.

It would be good if the number of permits issued for STRs not owned by individuals (i.e. owned by corporations) could have a separate cap.

In general, don't expand the opportunity for STRs to exist.

Maximum number of STR's is an ambiguous question. There are lots of ways to determine how many STR's may be appropriate or actually needed.

Again if you follow through with these said "rules" then you should not hold on to housing for the games coming in 2023, you should not hold on for the iron man, or any other big events. You then will need to figure out where to house all these people who already paid \$\$ to rent a house. It is not fair to the people you do this to and no one should make it fair for the town to host games that the town will but be able to accommodate..

Again 120 day STR 120 LTR

I personally think unhosted should not be allowed.

"Two options that I see. Convert to a 6-6 month rental . If you rent 6 months str you rent 6 months long term.

-Key west method - OR

End str permits immediately and watch the events squander for housing the housing market will be flooded with str's selling property for 1,000,000\$ to recoup

Investment and zero people buying to live here again. Wash rinse repeat.

Lake Placid has been improving over the last few years and I would hate to see the economic development decline over such a shortsighted decision. I promise that you will lose me and many others as high-spending tourists if this is made into law and AirBnB's become hard to find. It's also funny that there are carve-outs for the ultra-wealthy neighborhoods, who would still be allowed to have unhosted STR's. This proposed law is quite frankly a selfish idea by the hotel owners and will result in a negative economic impact on the town as a whole. The idea that workers in town would somehow occupy the homes that sell due to the unhosted STR ban is laughable.. everyone knows that that will not happen. This is a ploy by local hotel owners to get more people in, and that absolutely will not happen. This law would hurt your town

I don't know how you would arrive at a maximum number

Your data shows that only 15% of residences are currently being rented. A cap on rental permits at +/-15% would be acceptable.

I think the law should go in effect in 1 year - so they can honor rentals in place THEN no longer.

Residentially zoned property should only be residential. If it's being used for commercial profit then no permit should be issued.

This is getting overly complicated. No unhosted STRs where where hotels aren't allowed. Give existing STR permit holders 5 years to phase out in neighborhoods where hotels aren't allowed. Anywhere hotels are allowed, no limits on unhosted STRs. Primarily commercial PUDs should allow unlimited unhosted STRs.

Immediately revoking the ability of a current STR by an owner that has followed all regulations, applied for and maintained permits and has not had consistent complaints against them should not be penalized due to other less responsible owners.

I think str should be done by residents that live here at least 6 months a year only, no more strangers using our home town to make money while our taxes and utilities continue to soar!

I do not think that there needs to be maximum amount of days or permits permitted for STRs as long as they are in designated areas not in residential areas.

You have known about this problem for years and done nothing because you all benefit from STR's. You all have them or are friends with people who do.

We've been living with this for a number of years now. I'm tired of hearing about the hardships of people that are buying homes as a business. I have no problem with owner occupied str. The enforcement has to start immediately, whatever it takes. The quality of life in this town is going downhill quickly.

We are already at reasonable capacity for STRs no more permits for any rentals that are not owner occupied should be given.

Give LTR a tax incentive, make it more appealing so there may be a switch to combat the massive LTR shortage.

Inaction at this time will prove to be more detrimental than overaction that can be dialed back if necessary. This area is in danger of being over-consumed (something our friends at ROOST are unfamiliar with)--but at some point, the village/town need to find a consensus of when is enough, enough. I've lived here for 17 years, and have found myself incredibly fortunate to find stable, long-term rentals, as my work in non-profit education simply priced me out of the real estate market in Lake Placid long ago. Having risen to the level of hiring manager, it's beyond frustrating to lose good, capable, hires (people who would be good members of a community) to other jobs and communities because they simply cannot find affordable (sorry, the complex down the road is not affordable) housing.

This is a HUGE problem, one that will only be exacerbated unless you not only create restrictions that make sense, but also enforce them. "

There should be no limit to "hosted STRs"

Unhosted STR's should be treated as & regulated as a commercial use.
Build more longterm houses

Limiting this comment period to end in May when many seasonal homeowners seems calculated to limited their input.

Go into the houses. See if they match what their permits say. Do not allow them AT ALL in our densely packed neighborhoods. Those that live in the neighborhoods like the peace and quiet and knowing who lives in their neighborhood.

Please concentrate all unhosted STR's in Main Street/Commercial overlay and none on the ground floor of Main Street. We desperately need to reclaim our neighborhoods before it's too late.

I lived in Lake Placid for years before purchasing my home in Jay. I currently work in Lake Placid as I have for years. I understand the need for affordable housing however restricting STRs is not a viable answer. The root of the problem is the lack job opportunities for full time positions with reasonable pay. Our youth leaves this area in sure of better opportunities which is the main cause for the low school enrollment. Restricting STRs in hopes to create more long-term housing options is not a viable answer as most of these homes are prices well above what an average local can afford. These homes have been purchased for large sums of money and carry high mortgages for the owners which no local would be able to cover the mortgage and expenses the homeowner has to cover. 2nd home owners are coming into Lake Placid and fixing up houses and making Lake Placid beautiful again. The solution for long-term house should be to take the 5% occupancy tax that is collected from all the rentals and use that to build a development for affordable housing with restrictions in those deeds that only allow them to be occupied by full time residents. Tourist do not all like to stay in hotels. When I go on vacation I want to rent a home as many people do. Lake Placid survives off of tourists. All of the businesses would suffer without the support of tourists. Locals are forced to drive an hour to get many items that Lake Placid does not offer. Lake Placid was built to be a tourist town with all the restaurants and main street shops that many locals do not support on a regular basis. Banning STRs will make cleaners, caretakers, realtors, contractors, restaurants and many others suffer financially. STRs offer job opportunities which is something that is lacking in Lake Placid. I hope that you give some thought to my message and correct the root of the problem which in my opinion is the lack of good job opportunities. Use the taxes and permit fees to create more affordable housing for the locals. I lived in Lake Placid for years so I understand the need for affordable housing I just hope a more reasonable solution can be made. Thank you for taking the time to read my thoughts on this issue.

Make employee housing available and fairly priced

Str can't be discussed without protecting the local workforce and ensuring that everyone local worker has a path to home ownership. Those living in Long term rentals don't have to live in fear of losing there place to STR and losing there job as a result of lack of housing. As well as ensuring the future workforce has a place to live before we welcome any further events. Otherwise not a single employee in this town has anything left. When hosts at restaurants are forced to leave their job for housing where will people go out to eat. When a water main breaks and no one is working for the city due to lack of housing who will fix it... We are the heart of the town, we love to welcome the world and always will, just help us first so we can be here to welcome the world back for another olympics like the young adults want.

If you decide to limit the amount of STR permits, then a date in the future should be set and up until then, anyone has the opportunity to apply for one. It's set, everyone knows it, and after that date you could take it on a case by case basis, or not at all. But setting a date for everyone to have that opportunity is the fair and rational way of moving forward. The board needs to realize a balance is needed for homeowners in the community. In some cases, an STR may be the only way a family can become part of this community due to the rising housing costs.

The fewer the better. If you do not understand how their net effect is hurting our area, you should not be in your elected position. The good over the community should be a higher priority than profits for the few. If you price workers out of the area by having no housing, shops, restaurants, and service people will no longer be able to live here. Who is going to clean & maintain all these STRs? Who will work in the restaurants & shops, how will restaurants staff so that they can remain open 5 to 7 days a week, and be open past 7pm? I guarantee tourists will still come. Don't cut off our residents who need affordable long term rentals!

There should be a limit of STR based on a ratio of full time working and living here residents. Businesses need people to work here, balancing the STR with affordable housing is vital to the survival of this community.

You need better people with open minds on this sort of project. maybe actual professionals

UGH. We are way behind! Also, what about the North Elba area in Saranac Lake? Where do the STR's come into these rules?

Would be BEST not to have them !

Stop using "hosted" and "unhosted" to determine anything!!!! Either it is allowed or it isn't. I commend the board for their efforts. We are a resort town and I absolutely see the value in STRs. However, I do firmly feel there are places in our community that are more suitable to host STRs.

Set a number of permits available, and then a date as to when regulations go into effect. People should be grandfathered in before that date, and anyone after should be in a line for a permit when they come available. (Others give up theirs, or a transfer of ownership)

Tax/utility rebates /incentives created for property owners who maintain long term rentals

Be cognizant of local, full time resident/owners who own STRs. These people work, live in the community and have a vested interest in the people of LP. Limiting these could and would destroy families.

People shouldn't make a business in a residential area

Again if commercially zoned they should be allowed just as much as a grocery or a tattoo shop. If someone wants to start a business in a business zoned area they should be allowed to.

Be careful as to how much governmental control there is. Keep it simple.

Why can't the Village charge STR's commercial rates for water, sewer, electric, etc.? Do they pay bed taxes like motels, which are brought back into the community with things like the LEAF grant? How come no one inspects the STR's for code violations or fire hazards? A local law should be created to fine keyholders/owners if they do not show up in a timely manner to address issues with renters.

No one person or entity should be allowed to own more than one unhosted short-term rental. It should not be allowed to be a monopoly. There needs to be more incentives for people to rent long-term. Any un-hosted short-term rental should have to pay much larger fees when it comes to electricity and taxes. They are basically a hotel. They should have to follow the business rules and pay the business rates. My personal opinion is that the rules that were passed before weren't even a band-aid. They were lackluster and didn't take into consideration the local people many locals are angry and mad about the short-term rentals and the way they have come in and tore our town apart. There is so much more involved in creating a local community but this is a good place to start. We also need more long-term affordable housing. The village and the town need to look into incentives for people to start renting their places out long-term. Long-term residents put more money into a town than short-term rentals do. People always have the argument that they go to the grocery stores and go to the restaurants. But so do long-term people anybody that rents long-term is going to go to the grocery store every day they're going to go out to eat at the restaurants they're going to put their

kids in school they're going to pay taxes on the gas every time they fill up their tank. Long-term rentals bring more money in than short-term rentals. Lake Placid needs to stand up for its locals and take charge and stop letting the rich second homeowners be the voice of our community.

Taxes on properties where people aren't part of our community needs a % increase because they are taking rather than contributing to the balance of our community.

Look to the ski mtn towns outwest for better ideas on capping or limit the number of str'/permits allowed. This needs to be done asap if there is any hope of retaining a community and or housing for the working class.

Try to achieve a balance. So much of the economy of this town is based on hospitality and we should embrace tourism while we support our permanent residents

The cost of a permit should be very high to make out of t owners to think twice

The future of our town & village is in peril. Exorbitant real-estate prices, while benefitting those in the real-estate business, are injurious to the middle-class people who have lived here for generations but now must leave. Our hospitality services cannot find employees, our school enrollment continues to fall, municipal workers are living further from Lake Placid (which lessens their personal investment in the community as their families don't live here) and those who still live in various neighborhoods have seen their quality of life severely impacted in a negative manner. It seems that in every decision regarding this issue our leaders have cared more about the absentee landlords - and the event corporations - than they do their constituents. The Board decided to increase the allowable rental days in order, as a Board member stated, "to get a better feel for how it would work". Why couldn't the number of days stay as it was, or even DECREASE, so there we could see how THAT would work ? Last year we were informed in the 11th hour (after much pressure from Ironman) that Ironman was extended one more year, with ROOST and the board mentioning that IRONMAN INC. would have been in a tight spot had we not given them another year "to figure things out", and that they may not have been able to secure a host town for the next year. Why was that OUR problem ? Then we signed another 3-year contract with them after another public survey was - as quoted - "about 50-50" against renewing. Many Board members are business owners, would they maintain a practice in their business that 50% of the customers didn't like ? As a governing body, it is s.o.p. to address issues or even adjust policies and ordinances if even a few constituents voice displeasure. But apparently 50% against hosting Ironman (and many feeling the same about Lacrosse) is not sufficient.

It is time that the Town and the Village Boards realize that they serve us and not absentee landlords, outside corporations, and rental conglomerates.

We hope the village and town board are reasonable and should not make decisions based on personal interests i.e. hotel owners

These regulations are imperative for the future of our community. If they go unenforced or if the regulations that are passed are weak, then it would essentially mean that the current boards are willing to let the community die.

While I do agree that improvements can be made to retain true neighborhoods in Lake Placid, the current proposal goes a bit too far in identifying neighborhoods, eliminating STR's in areas that could support them

with little or no neighborhood impact. Some areas coded in blue (around Mirror Lake for example) are more of a neighborhood than some areas identified as brown (Whiteface Inn Lane).

Enforcement of regulations insisted upon by the Town and Village and not left up to year round residents to police would be appreciated

STRs should be assessed and taxed as businesses and should only be allowed in areas that already have commercial businesses, the Pedestrian Corridor, parts of the Main Corridor, and parts of the Bypass Corridor.

Thank you VERY VERY much to all of the people who worked on this project!!! I think this survey process is valuable. I think we need to continue this process as these regulations evolve, as adjustments will certainly need to be made in the future. In other words, this is an evolving process, that we need to keep examining, and soliciting public comments as we move forward. Thank you, and let's continue to keep the public involved in this process!

Doesn't matter money wins

Not all homeowners can afford to live in LP full time due to diverse childcare and work situations. we rely on rental income when we must be away.
enforcement and meaningful fines

this committee has done a fine job

I don't think that assessed value should be part of the criteria.

enforcement!!

The definition of 1 or 2 family dwellings needs to be changed to prohibit transient uses - i.e STRS then it would totally be clear that STRs are not permitted in the neighborhood overlays
LP is a beautiful place that should be enjoyed by all

No individual or company should have more than one permit. hiding behind a corporation should be prohibited. residential streets are not for business. there are twenty homes on my block. there are two hosted STRs that you would never know were there. there are 7 homes that are second homes/vacation homes which sometimes create problems.

hosted Air BnBs any amount of days. hosted meaning the owner lives there at least 300 days.
dwelling specific - transient (less than 14-30 days v longer term) recognize unhosted rentals as business, this may include long term rentals. Incentives for long term rentals no matter the district .

Losing our neighborhoods to mini business-STRs please limit areas.

Unhosted, particularly those owned by out of area buyers and used as a business should be restricted in the future. Fires every night until 10 when summer windows are open are annoying and potentially unhealthy for neighbors.

the strs must be regulated. perhaps use bed tax \$ to create and pay for a full time regulator position.

"re: with change in ownership or until existing permit has expired: people will figure out ways around this if you choose change of ownership. they'll put the house in an LLC and then sell the LLC with no change of ownership

The definitions in the LUC need to be closely examined. currently too much ambiguity. "

Do we want to consider only making townhomes/condos STRs like Maui - there are very few homes that can be short term rentals

Some method of distinguishing between residential use and commercial use of a property should be identified. A reasonable minimum number of days should be required to maintain a property as residential use for property owners. Businesses purchasing properties for the sole use as an STR should be labeled as commercial use and must meet zoning requirements/restrictions.