

Economic Development Committee: Minutes: Week of May 26

Members:

Amanda Bodian
Emily Sachar
Kristina Dousharm
Marty Relingh
Ken Migliorelli

Other attendees:

Melkora Kjarval
George Jahn
Village Mayor Karen Smythe

News from the Village:

Mayor Karen Smythe: Village passed the resolution and contracts have been awarded. Now in the phase of getting paperwork. Will need a preconstruction meeting. It's not likely that anything will break ground before September. The project is to be completed by November 2022. Final completion by December 2022. Project awarded to low bidders from February. A GC and an electrical contractor.

Financing has been secured through the EFC, effectively it's a 0% interest loan.

All easements have been signed and filed.

Hardscrabble Day -- we're just kicking off what we will be doing.

Either second Saturday or third Saturday in September. Porchfest in Rhinebeck is 4th Saturday. It won't be elaborate as in the past, but it's time. We need to do something.

Draft Memo: Kristina shared a draft memo to the Town Board about STRs.

Marty: At a certain point, we might want to get into the specifics of the fact that a) proposed legislation is based in part on coming out of the comprehensive plan and stating its origins but that b) we think that plan is in need of an overhaul to justify any legislation.

We want to refocus the introduction. Our problems with the Comp Plan are part of the issue but shouldn't be laid out in the first paragraph. It's unfocused in the beginning. We need to reorganize this so we get into the fact that this is about STRs.

Maybe add two other sub-sections:

- 1) Issue of property rights -- people who own properties should have ability to utilize their properties in whatever way they want as long as they don't impinge on the rights of their neighbors.
- 2) Don't we have a storied history that is the Town of Red Hook against rebelling against outright prohibitions of things? I'm thinking of the booz-runners running up Route 9 and the illicit taverns. When things were prohibited, Red Hookers find a way around it. That's a natural impulse in the wake of prohibition. Consider the trend with marijuana legalization.

Amanda: Starting off with the comprehensive plan is a good idea. Was Bill O'Neill involved in the comprehensive plan?

Kim: Yes, he was.

Paragraph is where it should pop up. He could be very aggressive and react aggressively.

Emily: We should make our points in topic-sentence form and use the data we have generated to support them.

Merchants rely on Airbnbs, use data to support that.

This is a very small problem, use data to support that.

Marty: On the other hand, if half of our STRs are in the R1s and R1.5, they are making legislation that would cut the STRs we have in half. The numbers show that R1 and R1.5 can be hospitable to STRs without creating a big hullabaloo.

George Jahn: What % is 26 of the entirety of the town's building stock?

Kim McGrath: What is the % out of the total number of properties?

Your chance of being located next to an STR is a tiny percent.

I get nervous mentioning property rights.

When we're going up against this crew, their priority is for the residents. They don't really consider anything related to the businesses.

Kim: Do we want our businesses to survive? Do we want to support them? Either you do or you don't. The ITF document is saying they don't.

What is the importance to who we are as a small town to these businesses?

Isn't there an impact if all of them shut down?

Marty: There's a reason there's an EDC. It is important to the health and character of the town.

Emily: Would a workshop make sense?

Kim McGrath: You don't get the permit until you understand you can't do this and you got to do this.

Kristina: We have to be really specific about what we propose. Can we come up with a specific suggestion? However we can take the survey data and STR data and use it to support our points. We know where Robert thinks the middle is. It's to our advantage to .

I don't know that we know what the consensus is.

Marty: Isn't our consensus is that we would like to see regulated STRs in all zoning districts, allowable use with an operating permit (not special permit). Isn't our compromise that special-use permits for the smaller districts?

Amanda: Is that a variance?

Marty: No, it's permitted use but a special use is required. You do have to go before the planning board and show your project is a reasonable project.

Kristina: That would be one approach. It has to go through the Planning Board and be reviewed for all these things.

Kim McGrath: Do we want to just make the point that we want it regulated and that requires another level of discussion? We are all for regulations.

Kristina: If we, for the moment, agree that our consensus is we want to regulate them in all zoning districts, what we're up against is addressing the reasons why that is necessary in the

R1, R1.5, R3 and why unhosted is necessary versus hosted. Those are the fundamental differences between where we're at and what's being proposed.

Key points:

- 1) Merchants believe that x percent of business comes from STRs.
- 2) Merchants say there is not enough lodging from the town.
- 3) Small business owners/contractors have also been supported.
- 4) How relatively rare STRs are.
- 5) Residents need this income to pay their taxes -- divorce, death. We heard that when we had our own open night.

Kristina: In the R1 and R1.5, there are a total of 9 and 9 in the R3. There are 18 in those districts. Even a smaller number of them are unhosted.

Not a nuisance, doesn't impinge on property tax values.

Kim: It makes me anxious to have the EDC doing this. Go to the 18 STR owners. Can you talk to the neighbors?

Marty: Neighbors have commented by not commenting. The 18 should have the right to defend what they're doing.