

Town of Shandaken Short -Term Rentals (STRs) Survey Results

Comments Received

Short-Term Rental Recognition

Which of these benefits associated with STRs are important to you?

	Not Important	Mildly Important	Important	Very Important	Most Important
Economic	58	45	96	60	95
Personal Income	103	45	82	49	75
Exposure for Region	68	53	96	62	75
Providing Experience	121	58	81	49	45
Real Estate Sales	161	62	64	23	44
Renovations	116	78	75	48	37

Do you recognize other benefits that we did not list above?

130 Responses

- No
- No
- None
- No.
- Bringing people of different ages and backgrounds to the area.
- Under renovations, I would argue that STR properties have to be regularly maintained and this is good for neighbors and the neighborhood as a whole, for many reasons/
- Is this question referring to the tenants?
- increases lodging options in town
- Help offset increasing expenses like flood insurance
- Making new friends, learning about other cultures
- Not having so many empty houses could be a benefit
- This is something I enjoy doing and am very good at. It actually provides great personal satisfaction. This is quite priceless to me. This is not just about financial freedom. It has given me a chance to embrace the best parts of me and share them with others, along with my house and town.
- Overall improvement to economy
- Boosts tourism, dining, shopping, recreation businesses. Uses existing infrastructure instead of cutting down more forests. Helps our neighbors keep their homes.
- STRs also allow people to stay in the area, and in my case travel for work away and to care for out-of-state aging family members. My Big Indian "STR" is my ONLY home and property and is my Ground Zero.
- What do you mean by the last 3 questions? Renovations of other peoples properties are supposed to be relevant to me as a resident? Unclear, sorry!

- Exponential business growth
- Boosts tourism, dining, shopping, entertainment business. Even helps conventional hotels, motels and inns get customers.
- I plan to eventually retire to the home I own with my husband. Renting it out as an STR allowed us to buy the house which will be paid off by the time we move up there.
- Yes
- Growth and exposure. Our STR guests have been respectful and grateful to see our beautiful area
- I think it's wonderful to provide opportunities for other people to enjoy the area. New faces mingling in town is always fun and creates a sense of liveliness and freshness.
- keeps housing stock in good condition, provides income opportunities for older or income-challenged, keeps neighborhoods from having swaths of underutilized empty homes, helps keep a tourist destination from becoming exclusive and non-diverse, allows opportunities for folks to have more of an immersive community experience - they don't just stay in their facility; rentals in walking distance to towns/amenities help reduce congestion and traffic impacts,
- More entertainment & retail experiences for locals
- Publicity for area.
- Diversified capitalism in an area that needs the benefit of deregulated business
- STRs provide much needed, uniquely styled accommodations for visitors to the area-many who would not come here if only traditional accommodation options were offered. As such STRs are a major driver of tourism growth in Shandaken. An often overlooked benefit of airbnb type lodging is that existing structures are utilized without the negative environmental impact of new hotel construction.
- Income for local businesses
- Most guests of STR's are lovers of nature, respectful, clean and quiet. There are a few that ruin it for all. I think just those STR's should be punished. Not the community as a whole. Also, when we bought our first home here- we were artists who could never have afforded a home without renting it out. It's our retirement plan! We wanted to live here full time in the future but couldn't afford to do that yet.
- considerable employment for locals, cleaning, plowing, outdoor maintenance
- Amy Rosen asking other airbnbers to help. This survey is worthless
- TAXES potential ffor Potential for TAXES benfit to the town ie Shandaken to take care of/increase services budget
- STR's obviate the necessity of new commercial lodging development
- There are many wedding venues in Shandaken, and all of the guests need housing. STRs keep this housing and the income of these tourists in Shandaken.
- I love meeting new people who stay in local homes. I can give them advice about our local things and they are always so nice ! Never a problem
- It fuels business to restaurants and shops
- Tax revenue for Shandaken from hotel occupancy tax and increased dollars for local establishments
- Yes--cultural support for local arts.
- As owners of a vacation house that we both use and operate as an STR, we appreciate the extra cash to pay our property taxes, improve our home, and afford to keep our home.
- Brings families into the town, used existing structures, etc.

- Residents living unit & shared with owner. (Most important) (Most Important)
- Revitalization of the community
- It brings money to the entire region, provide work for everyone
- The area operates under a “good ol boy system” often people making decisions affecting the town(s) have a gross conflict of interest and consciously act on the privileged information. STR’s allow regular people to bypass the rampant nepotism
- New business development for the region (better restaurants, venues, amenities) due to affordable/unique accommodation options bringing more tourists to the region. More visitors means more money coming in to the town and (hopefully) then being spent on the town/community.
- It forces us to keep the home updated, and replace old floors etc.
- STRs are a wonderful way to use our existing resources to accommodate visitors without bulldozing what people come here for -- the natural beauty of our area.
- Occasional revenue helps to cover housing costs
- Support of local work and business.
- Helping others
- Providing jobs for our community
- Keeps house occupied that otherwise would be vacant for good portion of time. Not good to leave vacant, things can go wrong and won’t know.
- Community building between owners and residents offering services related to STRs
- people who come to our town have nice places to stay
- Ability to attract others to the region
- The value of my home has increased since the advent of STR's.
- Definitely no
- Its a wonderful experience for visitors to the Catskills and people love our mountains even more!
- Meeting new people and introducing them to our town
- Benefits to whom? Us as a host, or the community? Confusing!
- Safety in the sense that if the owner is away, at least someone is home to protect the house.
- Keep unused houses in good repair
- STRs provide work for local residents (contractors, caretakers, cleaners, landscapers, etc.) because homeowners are forced to maintain their properties in order to stay competitive.
- There are numerous residents that rely on rental income to make ends meet. Without it, they would not be able to afford to live in their homes. The region benefits from the income and local spending that is brought in. I prefer that money goes to local individuals as well as the resorts and motels in the area, many of whom are owned by "non-local" people. I know other residents who make ends meet by providing services to the rentals, specifically cleaning, maintenance and check-in/check-outs. There's also the benefit to child care providers and most of the local businesses in the area.
- Creates economic opportunity to many people in the area, from shopkeepers, to house cleaners, landscapers, snow removers, handymen, plus all the money that goes into local businesses and restaurants. STR's are great for the local economy. I've been going to Shandaken for almost 20 years and the area is definitely improving- less empty and unmaintained properties than there used to be. Every time I've rented a house for a

weekend, we explore all the local attractions and try to buy from local stores, as well as go out to eat a few times, usually spending a few hundred dollars in the local economy.

- meeting interesting people instead of the drunks or druggies who live here locally
- The ability to keep my house
- STRs are a relatively low impact way of promoting green tourism in Ulster County
- A house should be used, otherwise its physical condition deteriorates.
- Positive experience of understanding one another - people from different regions and backgrounds interacting in a positive way. This is maybe the most important thing.
- people that use airbnb type short term rentals are looking for something outside of a generic hotel experience. They like the idea of staying in a space that has a personal touch with hosts who are giving them personal attention and insights into the area- they are less likely to stay in a typical hotel situation so these local STR's are not detracting from hotel business but instead are attracting a different clientele- in this case one that would not have traditionally vacationed in the catskills and stayed at a local motel.
- STRs improve community spirit, by bringing appreciative, enthusiastic people who come to Shandaken seeking the natural beauty and activities that we offer, as well as the specific home-sharing experience that we are so good at providing! This encourages growth of business enterprises, and supports steady jobs, which adds to the stability of the town. There is an intangible but marketable quality that attracts people to a town that is thriving! STRs are a big part of making it that way. We underestimate that at our peril!
- Improving economy and businesses around the area, which in turns, provides holistic economic benefits to the overall area
- Lack of lodging
- Yes, there are benefits you don't list. Building a community that works, for one thing. Allowing property owners to use their property in lawful ways that they see fit, for another.
- No personal income benefit for ME, but there is for owners
- Fun, friendly, make friends
- None
- Increases economic benefits for communities
- Proper Management
- Allows someone to keep their home
- No benefits, only detriments to the area where they are located.
- I find it highly frustrating and undesirable to be living next to an STR with absentee owners. Property is a disgrace and there is no regulations on the number of people living in the SRT.
- Preserving a historic element of the Catskills
- More (and often better) options for visitors. (I've needed to accommodate many guests at one time and had limited options available.)
- Boosting local businesses revenues.
- Affordable places for relatives and friends to stay nearby.
- I don't find any benefit. Actually STR's have made finding affordable housing impossible for me.
- It gives people who do STR the ability to save their homes. They would possibly have to sell if they didn't have that income.
- jobs and employment for locals (cleaners, contractors, other service providers)

- I see more negatives than positives.
- Equity on property values for existing homes
- Personal benefits outweigh community benefits
- I recognize that some residents use STR income to enable them to themselves remain in our town
- Your questions above are vague and could be misleading. For example, providing experience could be read as a noisy rental can be a negative experience for a neighboring property.
- Do not want any here, there are no benefits
- Not at this time
- The overall well-being of our community is heightened by the high quality of the visitors who choose to stay in the short-term rentals offered in Shandaken. These provide a more personal "home-like" experience that appeals to a better type guest.
- Connecting people to nature is vital to the wellbeing of humanity and our planet.
- It gives people the opportunity to try living in an area to potentially purchase a home there themselves

Which of these issues associated with STRs are important to you?

	Not Important	Mildly Important	Important	Very Important	Most Important
Noise	71	43	91	63	86
Garbage	60	46	88	63	97
Traffic/Parking	98	57	84	45	70
Business competition	173	65	62	22	32
Loss of Residences (Long-term rentals, etc.)	93	61	64	35	101

Do you recognize other issues that we did not list above?

146 responses

- No
- No
- Yes
- str not inspected for safety issue, no permits issued. etc.
- safety
- Safety, respect for neighbors and nature is the most important.
- Loss of community and neighborhoods
- They need to stay on there own property
- Proximity to other house dwellings. Should be at least 50 feet from neighbors.
- Safety, overcrowding,
- Character of neighborhood, privacy, trespassing
- I prefer STR where the owner lives there part of the time as opposed to people owning properties just for income purposes
- I think its time to bring revenue to our area
- Property owners rights.

- we've not experienced any problems with our neighbor's STRs. Can't be a loss of full time residence since it really remains a long term residence. I know one guy who has been able to keep his house from foreclosure because of that little bit of extra income.
- STR fixes derelict properties, puts them back on tax rolls.
- The benefits of STRs far outweigh the problems--which can easily be managed.
- Are you looking for negative impacts only? Traffic on Main St. is a godsend, the way I see it. Business competition - do you mean between STRs and hotels, or between town's restaurants? Is there a housing shortage?
- Safety Issues
- Long term rentals question should not be here. People who own STR's use their home for the most part. They can't offer a full time rental to a tenant if they want to use their own home
- Helps people keep their homes.
- rentals not inspected., noise, dog control, not being able to contact absentee owners in case of problems
- How will allowing STR's affect other commercial uses in residential areas? What other uses will be allowed in residential areas?
- Increased trespassing
- Artificially inflated real estate values
- Trespassers who do not respect neighboring property. Light pollution from outside lights left on all night. Bears and other animals attracted by lack of care for grill and garbage.
- I have never seen a shortage of parking by our home or in Phoenicia, and garbage is taken out in a more timely fashion by STRs with a property manager than weekenders who have to leave garbage out on Sunday night whether their pickup is Monday or another day.
- Yes
- Just a note, if taking this survey on iPhone IOS, it's very easy to miss the additional (very important, most important options because you have to scroll right to see them and there is no indication to do that. Please consider that this might affect a lot of people's answers thank you
- This survey question is biased as it presumes STR = loss of long term residences and doesn't give you an opportunity to disagree with the sentiment. Also the question about business competition is ambiguous and should be discarded. It doesn't make clear if the person answering thinks Business Competition is "good" thing or a bad "thing." My answer of "not important" means that I don't think that STRs=business competition nor do I care. If one answers "very important" does that mean they think business competition is bad, or does it mean that they think it's good in terms of free-market capitalism.
- dogs running at large, fireworks. (noise), trespassing on neighbors property.
- Cost of living
- Loss of community base
- These questions are leading! Survey is making an assumption from the get go that there are issues with noise, garbage, traffic, loss of residences etc caused by STRs .
- dog control
- The demand for buying income property is pricing locals out of the area who want to buy a home.

- Loss of 'small town charm', loss of friendliness and community wholesomeness in order to appeal to 'city' people. Increase in greed.
- Safety and Health
- Operating an illegal business in a residential home
- Loss of community
- People who are full time residents and volunteer their time for organizations.
- part time residents don't seem to know or care about trespassing issues
- Outdoor lighting left on.
- Survey is meaningless
- Many people are purchasing residential properties with the purpose of renting them out on a short-term basis. Therefore, the residences are either vacant, or are being used by renters. This changes the feeling and quality of the community. Also, there is no quality control on these lodgings with the health department, and most are not paying sales or hotel taxes, nor are they paying commercial insurance. This makes it difficult for lodging businesses to remain competitive.
- Transient community life lack of full time residents/citizens; living with strangers not invested in community (quality of neighborhood) there are 7 out of 13 homes are STRS on the two blocks of my street)
 - security - not knowing who is living next door
 - lights
 - Ghost towns-- neighborhoods without neighbors
 - A flooded STR market makes the prices go down and therefore profit goes down.
 - My neighbors can't rent long term. This is their second home and how they pay the mortgage so they can retire here! I've never had a problem with the garbage or noise anymore than a bear in mine!
 - Due to the lack of affordable long term rentals, I have been forced out of Shandaken, and now live 21 miles from my child's school in Onteora. His father operates an airbnb in Shandaken. Since I no longer live in Shandaken, I must drive an extra hour or 2 to drive my child to school in Onteora. The lack of housing in Shandaken has taken a toll on my family.
 - I haven't received a complaint from any of my neighbors about any of the above. The benefits of responsibly operated STRs outweigh the problems (
 - Dark neighborhoods, difficult to find quality hires (both tie-in to lack of long-term housing)
 - We bought our home because we wanted a resident area that our family and friends could enjoy together. I never took my family to work and I don't want to listen to a business adventure right next to my home.
 - Lack of regard for good of community, lack of respect of property rights
 - Considering we live on Oliverea Road in Big Indian, near the gutted and abandoned store, the junk yard at the former Mobil Station, and the accumulation of personal trash in the yards of several neighbors, my concerns with trash and parking have absolutely NOTHING to do with STRs.
 - Trespassing
 - Loss of business for B & B's and Inns.
 - I think Airbnb has been a saving grace for the Catskills

- I see business competition as a positive thing, not an issue. My property will never be a long term rental. It's a different market. So I'm not sure how to answer these 2 questions
- The freedom to have a reasonable business on ones own property.
- None my home generates over 1 million In economic stimulation to Ulster county. Your lucky to have us
- Better people using STR than locals who destroy area
- STRs are one of the only forms of economic development and job opportunity in the area
- strangers in my neighborhood when I'm not home
- Improving the appeal of Shandaken & Catskills
- businesses operating in residential neighborhood
- Taxes
- It brings in transient guests who have absolutely no imperative to treat the area with respect; when people talk about "cit-iots" they are talking about AirBNB guests
- Illegal behavior, such as discharging firearms on the property and trespassing on neighboring property
- People should only be allowed one STR
- Impact on home Property Valuations
- Trespassing on private property, attracting nuisance bears
- impact on shared land (e.g. damage to parks)
- People confusing my home for the rental and coming onto my property.
- One thing we appreciate, being a transracial family, is that we bring some diversity to this very white community.
- Liability. If STR uses our lake (for example) and owners are liable for any accidents, drownings that might occur.
- No responsible authority present at rental time
- Lack of Up-Keep to STR Property - Safety - Trespassers – Crime
- Having enough long term rentals has ALWAYS been an issue in Ulster County. Over a decade ago, a county-wide task group was created to identify and address those issues. Nothing has changed. I think that the only thing that will help with that is an increase in AFFORDABLE housing to keep local families in the area. Most of the places being used as short term rentals are not suitable for long term use for multiple reasons. The primary reason is the expense. I will never afford the 6,000 SF short term rental with views of the Ashokan, and it's use for Air bnb is not a burden on the local available housing. Affordable, accessible housing is very important, but limiting short term rentals in this area won't change the problems that existed long before the STR explosion of recent times.
- un controlled dogs. bonfires, fireworks, shooting in residential area
- Although long term rentals are recogized, the use of short term rentals often are used as supplemental occupancy when some residents are not present, and would not otherwise be used by owner
- dog control,
- Strangers wandering through private property; large parties being given by non-residents; lack of ability to contact owners is situations where suspicious activity may be happening on nearby properties.
- No don't know anything about it
- wonderful to have people with money staying here instead of the SSI people

- Renters disregarding trash along roadside
- Not knowledge of / familiarity with who is occupying the property from day to day
- as i mentioned above I dont look at STR's as a competition with area businesses but an additional revenue stream to the area- I keep a log book and 75+% of the people who stay here tell us about their experiences at local restaurants (peekamoose restaurant for example has benefitted heavily from my guests) , taprooms, markets, area attractions, shops, etc. STR's are a strong and proven asset to the areas economy and their dollars go much farther than for the lodging while they are here. As far as negatives go - I haven't personally experienced any negative transactions with STR guests- they have consistently been respectful of the property and the area- I have also been a long term renter for many years in many areas and can not say the same thing of many of those situations. I also think it should be the prerogative of an owner as to what type of rental situation they wish to foster with their highly taxed property.
- I have not observed problems with the above issues from STRs. They are all issues that arise from full-time resident neighbors, as well as long-term renters. Anecdotal STR cases exist but are over-rated and rare.
- Wasteful resources that are allocated to create unnecessary or impractical STR regulations at the cost of taxpayers
- Loss of engaged community members with absentee owners.
- This grouping of questions is so loaded, it's really disgraceful. Did any of you on the committee even talk to Chad Storey? There has been NO discernable increase in noise, garbage or traffic/parking complaints in recent years, and none at all that our police can identify as associated with STR's. Of the other two questions, I don't know which is more fake, or more malicious. The premise, Rob's premise, that STR's represent competition rather than complimentary accommodation choices is as empty as it is thoughtless. And the whole idea that the revival of the town's housing stock reflects a net-loss of long term rentals is simply a false premise, an intentionally manipulative question.
- Avoid being overly restrictive, or duplicating existing laws
- Friendly, smiles, neighborly
- Loss of full time residents to contribute to the community. Loss of personal accountability for respecting property and neighbors.
- Lack of money spent locally by AirBnB owners.
- Lack of affordable housing
- There should be someone assigned to oversee management of property if owner is unavailable

Measures To Be Considered

In Closing...

Additional Comments?

139 responses

- I said I am "near" a STR but it is 1/2 a mile away on a different road. My responses are meaningless. Good luck making any sense of the results of this survey.
- This should not be regulated by the town. The county and state should manage.

- I have faith that residents and home owners will put the interests of the entire town's wellbeing at the forefront. This includes not only businesses but a low-income population which also needs alternate sources of income. I am not a landlord, but see that this is an important option for staying financially afloat.
- STR need limitations. The owners must be on sight to monitor guests. The number of licenses must be limited. There is no more housing for community members. It's killing our communities slowly because of no housing for families and workers . The enrollment in schools is declining and businesses can't find talented workers anymore.
- I feel like we need to ensure any new policy balances the interests of all in town and that any new regulation scales with the associated risk. If a person is renting out their home a few times a year while they're away or on vacation I believe that should have minimal regulation around it, but if someone's running a defacto inn then I believe the regulation should be much closer to what an inn would face. I hope that's where we end up.
- Personally these rentals drive me crazy. Each rental property is one more property that is not inhabited by a full-time, invested member of our community. Licensing, insurance, and limits!
- The people with STRs that I know are registered with the County and paying a bed tax
- In my opinion str destroys the community making families and rents unaffordable. Our community , friends and neighbors far outweigh any financial gain. We love and live here for the peace and quiet, community, nature, safety and cleanliness all of which is destroyed with non caring out of towers.
- STR owners need to clearly ID their properties for their guests with proper lighting/house numbers. We keep receiving lost guests at our house late at night, some have tried to enter our house by mistake.
- I am a homeowner in Shandaken. I am empathetic to both sides, as I also manage my family's large vacation home in the Woodstock area. Renting our family home sporadically helps us keep it, as we have for 4 generations. However, it is vitally important that STRs not destroy the housing market for local people, as it already has done in some other areas. I feel confident that there can be a balance achieved.
- STR's impact on real estate values, voter enrollment, school population and the local job market and employment pool.
- Thank you for the survey. Although I think the section on what should be controlled by application required answers which assumed one was in favour of more regulation and this may make for a confusing result.
- I am a local realtor and Entrepreneur. Hosting short term rentals has opened up my eyes to what a unique opportunity our town has to solve a huge problem we have had about how to host guests and give them a lot of options for a place to stay in our town. People love doing Airbnb. They come here expressly to stay in them, falling in love with our town in the process and in many cases buying homes here. I came to me here exactly in this manner, and I am now making a significant contribution to the local economy through real estate sales and hospitality/tourism. I solely stay in Airbnb's when I travel because I enjoy staying in real neighborhoods and not hotels. I am hardly alone in this feeling. For people who love to stay in these, if the inventory in our town becomes too low, they will merely go to another town and book one, not bringing their tourist dollars here. I do feel very strongly that those who are not operating them with proper management and safety precautions should not remain able to operate, not anyone doing

them on illegal dwellings. But whether I wish to host someone in my home or renovate a cabin and rent it out in this manner, I believe my rights to do so should be modeled no differently than anyone renting a home long term. The choice is mine to make, no one else's. I hope that the decision makers of our town will also consider that most of the people operating STRs are working hard. This is not free money by any measure. We are trying to make a living in an area without rich economic resources. There are preconceived notions galore and stereotypes about us changing the character of the town for personal gain. Hardly the case at all. It's the character of this town and it's welcoming nature that drew me in, and it's what I in turn try to extend in my work and in hosting my home. After all, I am just a person trying to make a living doing what I love. And I am very good at it. My trash management is impeccable, and I screen my guests very carefully as to avoid noisy people. I put my neighbors rights to quiet enjoyment first always, and also protecting my property. I am running my STR operation with great care. I am fine with complying with reasonable regulations and look forward to seeing what the town comes up with, hopefully with a careful eye to get rid of the hosts who are recklessly operating without management. In place or illegally, while honoring those of us who are a credit to our wonderful town, true ambassadors of this magical place we are lucky enough to call home. Shandaken is not Woodstock. We have a more wild heart. That heart is big enough to host the cast offs that may not be welcome there. I have visitors booked from all over the world this summer, thanks to Norwegian Airlines new cheap flights to Newburgh. I can't wait to help introduce them to our town. In closing, the rules being made in other towns are not always applicable to ours. In collaboration with the STR Hosts, I believe measures can be put in place which are well rounded and serve the greater interests of many beyond the Hosts space. Thank you.

- Str are very important to the overall economy and can do exist with hotels. Any residence already registered with ulster as a short term rental collecting occupancy tax should be grandfathered and exempt to new regulation. If limiting str in regulation overall economy would be effected and house prices will severely drop causing the overall economy to go down. Str contribute to the economy by bribing people tonthe area , hiring local businesses and people to care fo houses and services.
- lodging for tourists is at a minimum. why should kingston hotels get ALL OF OUR visitors and their tax dollars?
- I do see a need for STRs in the area even though they are competition for the Inns, Motels and such (even mine) but I also think we need to find a way to provide affordable housing for the people who live here full time. I am not certain that reducing or restricting STRs is the right approach. It might make housing affordable but at the cost of lowering current property owners home value.
- Visit only STR sites that have police complaints against them. Take appropriate action. Don't make a new Town STR department, don't hire additional inspectors financed by new application fees and fines. STR is now a successful economic engine in our community. Great! But STR is not new. Shandaken full time and weekend homeowners have always had the right to let out rooms, or sublet to vacationers. They have freely exercised that right for 200 years. Adding new restrictions to homes already owned is a "taking" like "Eminent Domain". Very unpopular! If speculators buy additional homes EXCLUSIVELY for STR, they may be treated like businesses, with all the permits, fees and fines applicable to a hotel or motel. Shandaken has about 1/3 weekend homes making

it ideal for STR. It has few long term rental units. If the town is concerned about affordable rental housing, it should subsidize rents for the needy and enact rent stabilization guidelines for renter and landlord protection. Restricting STR will not solve the affordable rental shortage.

- I should add that my post & beam STR has attracted people from every corner of the country and Canada. I am very rural and this has been a terrific experience for all involved. As a business person in industry and technology, I recommend keeping the town's STR process as simple and easy as possible.
- I am only seeing requests to comment about negative and restrictive aspects of making rules. Would there be another questionnaire coming about the positive impact?
- STR's are necessary to keep our town vibrant. Growth for all local business and our local economy depend on the availability of STR's
- I filled this survey out once before but the email reply did not show my answers were recorded, only the additional written comments. Please only include one completed survey from me. STR "Airbnb" is the best new economic engine for our town. I recommend no additional town wide inspections or permits or limits on STR. However, Only one weekend home allowed for personal use, additional homes newly purchased exclusively for STR can be treated as commercial lodging. Let police handle noise, garbage, trespass complaints. If an STR is in violation, take appropriate action, like any other full-time neighbor complaint. Encourage affordable full time rentals through subsidies to the needy and rent stabilization guidelines.
- We are currently searching for a home to purchase, and AirBNB has reduced supply, increasing demand and inflating prices. In addition, what's left is being fought for by an ever increasing amount of air BNBs- what's left for locals is garbage.
- I would appreciate a hotline or something. Our neighbor is an absentee owner of a place on Air Bnb. When renters were leaving garbage and attracting bears we had no way to reach him (unless we registered with the site or something). There was nobody to talk to about the issue. If people are absentee landlords, they or the caretaker or management company need to be reachable.
- Running an STR allows my husband and I to afford our vacation home, while still getting to use it. We plan to eventually move to Phoenicia when we retire and our home will be paid off, allowing us to live comfortably. We pay our local property manager a fair wage, and we, along with other owners, give her a thriving business in which she employs other workers, all on the books. The STR income allows us to maintain the home and property well, in addition to allowing us to afford it in the first place. I have stayed at a seasonal rental and it was not very well maintained, and very bland, because it wasn't ever used by the owner. The fact that STR owners are usually also using the home as their vacation home makes it a much more personal experience for guests. Guests who want a hotel and all the services offered are not the same visitors as guests who want an STR experience, so I don't feel that it's direct competition. Those who may have just camped or day hiked before are now spending a few nights here and there at STRs. Our garbage is taken out the night before or morning of garbage removal, so bears are no more an issue than for year round residents. Every shopkeeper and restaurateur in the area that I've spoken to credits STRs for a bulk of their business. Healthy businesses make life more enjoyable for everyone.

- I have loved Phoenicia and lived part time in Phoenicia since 2000. My ownership of my house makes me a great neighbor because I care so much about my home and about my neighbors and about my town. I could not afford to keep my home without rentals, and my guests bring tons of business to our town and help ensure that businesses in our area can stay open. Some full timers take great care of their homes and some don't, just like some folks who live up here part time do and some don't. We all need plenty of options in order to be able to earn a living and provide for our families. My home has been a great comfort to me when I needed respite from the troubles of my life, including cancer, financial troubles, family crises, etc. Being able to rent it out sometimes means that I can hold on to it or all my life and my kids' lives, making memories, being good neighbors.
- I've found non resident visitors to be quiet and unobtrusive, even from other owners' houses along our private road. I never rent my own home and am here often, and in fact, I've only had problems with residents trespassing repeatedly on my property despite telling them verbally and in writing not to use my property like a hiking trail. Visitors seem far more respectful to property lines. I came to this area since I was born and finally bought as an adult because I love it here. I think visitors, even just for a weekend, bring vibrancy to the area and it would be a shame to turn away those who couldn't afford a minimum of a month long stay. My childhood would have been completely different. Don't turn the area into the snobby Hamptons, or worse... kill it altogether.
- I think parking should be handled via limitations. There was no follow up question or seeming plan for trash.
- There should be a distinction in process for those that rent entire homes vs. those that rent rooms or unit(s) on their own property. Also needs to be clear what ratio of owner occupied use vs. rental use constitutes an STR. There should be some language about pets, too, in terms of noise, waste, leash law, etc I'd say something similar about children but that's not constitutional :)
- I ask you to not lump all STR part-time owners into one category- I for instance come to my house for part of the week and rent on weekends. A limit to the number of days (specifically weekends!) I can rent would be detrimental to my life. My house is filled with life for more than 180 days a year by guests who shop the shops, eat out and love Shandaken - many of whom talk about wanting to own property here. With a potential cap our house will now sit dark for a lot of that time as I am not able to live up here half a year (yet!) It is something I strive to be able to do and am working towards and Airbnb helps make that a possibility. The house is already owned by me, so until I can move here more full-time I see my lovely space sitting empty on a block with 2 already vacant properties. I think you should strongly consider a system to grandfather in such rentals that operate properly, and have for years, who now rely on this business to let run as is without a limit/cap. I am already 100% invested in this community and am more than happy to pay taxes for our business here, but to do that and be limited will hurt those of us who already have homes here. And lastly, I have to say my income generated by airbnb has really afforded me to chance to maintain and enhance this home. Once, more of an overgrown eyesore to some neighbors is now coming together and something I am so proud of.
- Please do not group all STR part-time owners into one category. I for instance come to my house for part of the week and rent on weekends. A limit to the number of days (specifically weekends) I can rent would be detrimental to my life and well being. My

house is filled with life for more than 180 days a year by guests who shop the shops, eat out and love Shandaken - many of whom talk about wanting to own property here. With a potential cap our house will now sit dark for a lot of that time as I am not able to live up here half a year (yet!) It is something I strive to be able to do and am working towards and Airbnb helps make that a possibility. The house is already owned by me, so until I can move here more full-time I see my lovely space sitting empty on a block with 2 already vacant properties. I think you should strongly consider a system to grandfather in such rentals that operate properly, and have for years, who now rely on this business to let run as is without a limit/cap. I am already 100% invested in this community and am more than happy to pay taxes for our business here, but to do that and be limited will hurt those of us who already have homes here. Lastly, I have to say my income generated by airbnb has really afforded me the chance to maintain and enhance this home.

- My wife and I have offered short term rentals at our home in Phoenicia for the past ten years. Before we purchased our home on Main Street, the previous owner also offered weekend lodgings to visitors for many years. It has been an absolute pleasure to continue this long history of hospitality in Shandaken by opening our home to travellers. Short term rentals have enabled my family, my wife Bex and children Rosa and Edrick to live in this beautiful area and contribute to our community. It would not have been possible for me to create the Phoenicia Festival of the Voice , Kingston Festival of the Arts and more recently Woodstock Festival of Song without rental income from our STR's. Airbnb has enabled us to pay our property and school taxes, keep our home looking good and systems maintained, kept mortgages up to date as well as offer employment to many local contractors /cleaners etc. All our guests eat out at local reataurants recommended by us , as well as spend money at stores on Main Street and attend local events and attractions. Never in 10 years of hosting on STR platforms have we had any problems caused by guests or complaints from neighbors. I don't believe there is need for more than the most elementary involvement of the town in regulating STRs . Airbnb has been an absolute godsend for local residents, businesses and our community. Shandaken is a tourist town and the last thing the town needs to do is limit options for visitors. Airbnb type accommodations attract a different demographic than the typical hote, bed and breakfast l or resort guest- if STRs are limited in any way then those Airbnb guests would simply go to another area where STRs are welcomed. This would be a big loss for Shandaken. Shandaken now has an opportunity to embrace and encourage home sharing and be a regional leader in smart regulation which supports hosts in continuing to do their great job of welcoming visitors to our lovely town.
- STRs allow those who cannot afford to rent for a month or more to enjoy the region. It also allows those who can not take a month or so time away to enjoy whatever time they can get away. STRs are an egalitarian way of benefiting both owners and renters.
- There should be a balance. Locals should be able to do this with registration. We shouldn't allow out-of-towners to buy multiple properties and take away from locals.
- We live in a small town and needs regulations otherwise everybody would do anything they would like to around town!
- Thank you for asking for our opinions. I have friends who would Never be able to come up here and buy homes without being able to rent them out. If they were restricted as much as the Woodstock proposal, I predict we will have a selloff and home values will plummet. As well as business and restaurants that rely on tourism...that's an overlooked

issue. Also these homes are not the ones that would be affordable for local Housing. That's another separate, yet important issue. Finally, STR's employ ALOT of local contractors, landscapers, snow removal, and housekeepers with consistent income. Jobs are scarce up here and I believe that good STR's are not recognized enough as a boon to our thriving economy. Thank you.

- We appreciate the town officials taking the time and effort to make this survey available to full time residents.
- I think the economical gains for local businesses and people very much outnumber the handful of noise complains.
- There must be a way of ENFORCING garbage, parking, noise and trespassing violations...a fine, community service, publication of name. I heard talk about designating a local representative for away-owners who would be responsible for noise, garbage parking violations, etc...good idea.
- There are NO affordable long-term rentals in town. I just helped a friend move and she ended up in Delaware County.
- STR have significantly contributed to local economy, businesses as well as upgrades all over the Catskill which experienced a serious decline years ago.
- Essentially, I believe that if homeowners want to turn their property into a business, they should be subject to the same permits, regulations, inspections, taxes, and insurance requirements that businesses are subject to, for the protection of their guests, their neighbors, and their local economy.
- Fortunately the owners of the STRs (7 units on two blocks) on my street are very responsible for their units and renters. However, this is very important as the houses are very close together and basic respect for quiet neighborhood is important. I trust them to continue their interest in maintaining a good neighborhood,, and cant see how this could be a regulation at all. I am concerned for the lack of available full time rentals in this town. Many acquaintances and friends who desire to live and work here, are unable to find affordable or available rentals due to the str.
- It seems most important that homes not be removed from longterm rental avail and become solely STRs for the business profit of a few. When they aid in the income of homeowners who are trying to keep their property and use it for themselves, they are useful and understandable. Constant turnover in who is living "next-door" makes for an unstable community - there needs to be response to the community. Moderation in all things is a good motto.
- Occupancy based on dep 2 persons per bedroom.
- I don't understand why you are trying to limit this or impose regulations. This town and it's businesses have grown so much from it! I don't own or operate one but I love having families next to me when the owners aren't around. It's a sense of comfort and community even when they aren't from here because they love it here! Why try to stop it or limit that? It doesn't make sense
- STR's are driving locals out of Shandaken due to lack of affordable quality of long term rentals. I looked for a place to live for 6 months before I was forced to move out of the county. Mr. Henderson claims that STR's have always existed. In fact, they have proliferated in the last 5 years and have eviscerated long term housing for locals.
- Responsible owners-hosts are an asset to the community and their homes provide welcoming accommodations for visiting families. My home has provided lodging for

groups attending funerals, weddings, birthdays, and three couples have gotten engaged while staying there. There is an ever increasing interest in the area and not enough affordable visitor accommodations. STRs are needed and they are beneficial to the community. The tax dollars they bring in could be used to build affordable housing for the poor such.

- To be clear, a house is a home and a business is a business. We are supportive of anything that brings tourism to the area however, the town needs a STR registration system for all short-term hosts and units which establishes health and safety regulations, requires appropriate insurance and liability coverage, requires maintenance of accurate records and collects sales and occupancy taxes with no anonymity. There should also be on-property security/management requirements for STR's operating under absentee owners.
- I am an STR host. I bought our property with the purpose of using as weekend home to escape the city never thinking about STR. Over the past five years we have found our busy lives prevents us from coming up more than once every few months during certain seasons. But we still pay to heat and maintain our home. Being able to rent STR allows us to keep our place open during the winter and we reinvest back into the property (tree trimming, landscaping, and hopefully a kitchen renovation). When you are a "host" your guest expect a certain level of maintenance that quite frankly I would not bother with if it was just my family using 6 - 8 times a year. We have an emotional connection to the house that prevents us from selling even though it would honestly make more economic sense to rent a house for the time we spend in the area vs. maintaining a house we own. Doing STR keeps us investing the area. We can come up and feel like we can spend money at the local restaurants, shops, skiing, etc. My kids also do Frost Valley Day Camp several weeks every summer (and we bring two other families with us) Beyond our own personal motivation, I have to say that our "guests" come up and fall in love with the area. They spend money shopping at the supermarket, at the local restaurants, and tell their friends about the great experience. They want to buy property of their own. Over regulating STRs would probably make reconsider keeping this property. I am okay with having to pay local taxes and maintain an annual permit. Proof of proper and adequate insurance is important to protect everyone. But restricting based on zone or # of weekends is not okay. Or the # of bedrooms. I frequently host personally more people in our home than I permit to rent. This is my home and I want it respected by our "guests". And for the most part I feel that our guests have been great and a boon to local business. I also frequently post on our local Brooklyn Families Community for people to rent over the school breaks. People want to experience a "home experience" where they can relax and entertain with their friends while their kids play outside or sleep (a hotel can't do this). Restricting and regulating STRs prohibitively is only going to cut into local business revenue and Shandaken tax revenue.
- We have been renting out our house to occasional short term renters for ten years. Our renters go to restaurants, buy groceries, tell their friends how wonderful the Catskills are. We have a guest book full of stories about how much people enjoyed staying in our house and in the area. We have never had any problems or complaints from neighbors about our renters.
- How this affects competing legal businesses who have paid their taxes & abide by current rules & regulations thanks hank

- Operation of more than one unit should not be allowed.
- STRs bring in more money for the community than long term housing. When we bought our home it was already operating as a STR. We plan to retire there and currently stay there several times a year.
- I have owned a vacation home in Big Indian since 1999, and we have operated it as a STR for the last ten years. We did not purchase the house to run a business, we entered into the business in order to keep the house. In "OK" business years the rental income has kept us from potentially having to sell the property. In "good" years, we were able to pay down the mortgage, invest in renovations (employing local workers), and afford to spend more time (and hence money) there ourselves. Our tenants all love and respect the area, have been good about trash, and neither parking nor noise have ever been an issue. They also go out to eat, shop, ski, etc.. further contributing to the local economy. In my particular instance, and I assume in many others, STRs are a win/win situation. Disallowing our rentals would NOT increase any long term rentals, it would just take income away from us, as well as the community in general.
- STR's should follow rules and regulations just like any other business. Fire, water, septic etc.
- I feel very strongly about having the option of renting out my house occasionally on Airbnb. It allows me to keep my house, otherwise I could never do so. Also, I provided work for the local, from housework, gardening, contractor... as we all know that there is always something to repair. I think we are very lucky to have this option and it brings business and money to the whole area. If Woodstock and area is not as poor as the rest of the region nearby, it's because of the tourism industry. So please don't kill it
- This is only an issue for people over 40. The rest of the world has moved on. Old people running taxi companies fought the inevitable success of Uber in the same way. Before Uber the price of a taxi hack medallion in NYC was almost \$1,000,000 within a few years of Uber the price was dropped to \$200,000. If it hadn't been for Uber thousands of working class people wouldn't have been able to ever own their own cab. The problem with our area is that a few rich people control the bulk of the wealth in the. The internet has created short cut around their hegemony.
- Having the opportunity to rent out a property short term is extremely helpful to many people who would otherwise not be in a position to purchase a house or make rent. This additional income is often the only thing that qualifies them to buy a house in the first place. Taking that away from them, or placing strict regulation on short term rentals will mean some people will actually lose their home. I have travelled the world, staying in Airbnb's, and have only positive things to say about it. It's completely changed the way I travel and experience the communities I'm in. Many would say it is these short term rentals which have attributed to the rejuvenation of the Catskills region. This additional revenue into the region benefits all. It is far more beneficial in the long run, and should not be overshadowed by one or two disgruntled community members who may have had a bad experience . Short Term Rentals are overwhelmingly positive.
- We rent our place on airbnb about 10x per year. This income basically pays the taxes. We will retire in that home but for now are weekenders. We have an info sheet we send our guests and keep on site with all local places to shop, eat and hike. I think it brings a lot of money to the area restaurants, and otherwise my home would be empty. I am not near anyone else so there is no parking or noise problem.

- Airbnb has been a wonderful boost to tourism and has resulted in properties all over town getting fixed up. It provides needed income to full time and part time residents and is a wonderful way to share our beautiful area and boost local business, too. If an STR is creating a hazard or nuisance, neighbors should call the police just like they would to complain about a full time neighbor. If you want to protect long term renters, pass a rent stabilization law.
- I think new non-owner occupied STRs should be prohibited. I think if second homeowners want to rent out their house when they are not present, that's understandable, but there should be a requirement that they donate a certain number of hours of community service per year. 5? 10?
- Please consider reducing regulations for single-family homeowners who rent for a very limited amount of time annually, such as under 2 weeks, and differentiating single-family limited rentals from owners who essentially operate the property as a business with frequent rentals or who that operate multiple STRs. Ulster county treats a motel and single family owner who rents occasionally the same from a tax perspective and from a process perspective, which doesn't make sense.
- We enjoy hosting our STR, in fact renting through these platforms was how we were introduced to the area. We love to share the beauty of Phoenicia, it's bustling town and friendly residents. We would love to spend more time there, but our work will not allow it. If we were unable to rent, due to cost or overly restrictive ordinances, our house would sit vacant except for the time we were able to spend there ourselves. This would deprive locals of work and local businesses of traffic. The area has a history of STRs, deer and fishing camps have been part of the landscape for some time, and pre date the current online platforms. I believe the beauty of Phoenicia should be shared with others.
- This is one way to bring in vacationers, money and prosperity to our town.
- Anything will be an improvement in Pine Hill.
- These STR's are businesses that want to act like they are not. The skirt the rules and say that they can't help that because they are far away but then they'll tell you "this is our house and we love it" They also have driven up the real estate prices because they are businesses, pricing out the people who live in Shandaken at the same time that they are eliminating full time rental properties. These STR's are a big win for the businesses that own them, but they don't contribute anything to the Town of Shandaken.
- Kindly add focus on THE BENEFITS of STR's....another hospitality option, learning more about the area from a resident, offsetting ongoing taxation increases, providing income to seniors, adding motivation for property upkeep, positive aspects of business competition, boosting property's RE value, etc.
- STR's are the same as Hotels, Motels and B&B and should be treated as such.
- I've lived here for 20yrs. Not once have I been affected negatively by STR's. Prior to the advent of STR's, you couldn't give these houses away. Now I have equity in my house and something to leave my children when I'm gone. Why are you looking a gift horse in the mouth?
- My neighbors at 69 Irondale Rd are absentee AirBNB hosts; since they have bought the house, our quality of life has suffered significantly. There is now a revolving door of new people who are loud/party late at night, leave trash around our neighborhood resulting in a bear problem, and confuse our house with theirs (we've had groups of people walk into our house late at night thinking it was their rental). I am extremely anti STR, and think

that it encourages people to commodify our beautiful town, and make a buck off it's back without adding anything to the culture or community. Please ban it completely.

- There should be no STRs in Woodland Valley.
- People love coming to the Catskills and air bnbng! Its delightful!
- Look, I do understand that both property and business owners may benefit from these transients. But it is completely changing the vibe in our neighborhood. Too many of these guests are up here to party and it is so antithetical to our community. It is really ruining the experience for people like us who are good neighbors, take care of our property, regularly patronize local businesses . . . Ultimately, as a weekender, I think I contribute more to all of that then these transients. But we are feeling that our opinion is not as valued as those opinions of these money-hungry rental owners. Maybe we're the ones who will be driven out.
- I am not particularly clear on the zones and my answer should be taken with a grain of salt there.
- With the current system, there's no accountability when renters misbehave. We can text the property owner all day about the loud noises and partying, or about how a bear has gotten into the trash, but the most he can do is text them an admonishment. It's also always the same problems (including people almost walking into our home thinking it's the rental) because it's new renters every time, so little has improved even after communicating with our neighbor/the property owner. It has greatly affected my quality of life, and my husband and I have considered moving to another town without nearby rentals.
- In regulating STRs, please try to guard against the unintended consequence of more parking being created - please do not encourage STR permit applicants to pave more of their property to create parking for guests; the requirement of submitting a parking plan might encourage applicants to build more parking. If illegal parking is a problem, then please address it through enforcement - ticketing cars. Similarly, with the issue of noise - neighbors should be free to submit noise complaints which will be investigated promptly (while the noise is happening), rather than limiting STRs to large lots where neighbors aren't nearby. So far, the only adverse effect I have noticed with nearby STRs is garbage, and bears getting into it, and it's unclear whether that has been the result of guests or the owner putting the trash out too early or insecurely.
- STR's are a Business and all businesses need to comply w/specific standards ie: Rules/Regulations/Taxes
- The only reason I think any sort of regulation should be considered is safety. The safety of everyone involved (short term renters, visitors, and long term residents) is important. Other than that, I don't see any reason that someone needs to create a business in order to offer short term rentals. If this is something you think you need to collect tax on, that is another matter. Since there is some sort of tax collected at other types of lodging, that seems fair. I actually have more concerns about the over-regulation of short term rentals. I feel that if things move in this direction, we will be at a disadvantage in the region. For example, people will go "over the hill" to rent in Delaware County instead of staying in the Town of Shandaken. Too many people locally rely on the advantages of STRs to remove or restrict the income source without good reason. Usually, when regulation gets involved, political issues get mixed in, and financial limitations could exclude people that already make money to pay their bills this way. Since we were required to choose a

length of registration/application, I would assume it will also cost money to get that. Parking concerns are the only other mild issue I have with STRs, and even that is not much of an issue. Many of the people who come up here short term do not even have their own vehicles. They take the bus or find another way to get around. Unlike cities, most of our local properties have space to accommodate multiple vehicles already. So, not all STRs will need to address parking. For the record, I do not offer, nor have I ever offered short term rental on any property I own. I have considered renting a room in my own house, but I would be more likely to do that on a long term basis than short term. Please make sure there is ample public input before putting restrictive regulations in place. This survey is a start, but it has many flaws, and the issue is important for our town.

- In an area that is economically depressed and starved for quality, reasonably priced lodging, it is an important issue to create more business for the town. Present lodging within the Town of Shandaken has decreased over the years as they were not economically viable for many times of the year, and have since been abandoned, and or destroyed without replacement.(Funcrest, Highlands, Glenbrook, Grand Hotel, Highmount Country Club, Bonneview, to name a few). In an area that once boasted thousands of rooms, it is now a skeleton of lodging that once was a vibrant community. and contributed to the prospering economic fabric within the town. It provided jobs, created businesses, and created reason for people to reside on a full time basis within the Town of Shandaken and its surrounding communities. It is time that the officials within the Town of Shandaken took a grass roots approach to developing a friendly economic environment so that local residents can prosper, create an environment that will stop the exodus of younger generations from this town. The elected officials in the town have failed miserably to be progressive to change, as the needs and demographics of the world has changed and will continue to change. As a result officials should encourage short term rentals so that others can be exposed to the beauty and serenity that the area offers, along with the dollars that they spend in the area at local restaurants and businesses The regulation of short term rentals is not the economic answer for an area that has failed to address adequate lodging and a decreased tax base in the process, which has resulted in people going to other areas for dining ,lodging, and leisure time, activities that are essential to this community. Additionally it should be noted that short term rentals are not burdening the local schools with significant additional service needs. Snow removal, lighting districts, fire protection, and police protection are already figured in the tax base for the town, and additional burden is likely minimal, on most days. Garbage removal is a non issue as there is no municipal garbage collection within the town, and the expense is borne solely by the owner, which is a non issue in this particular survey. As a property owner in the town, I feel that it is integral that an evaluation of the costs and benefits, along with possible expenses for regulation be assessed with both non resident property owners having an equal voice in any future regulation regarding STRs within the Town of Shandaken. It feels as though this is just another tax grab by the town against non resident owners of dwellings.
- this gentleman has no computer..he did form in town clerk's office. Jg
- There should be provisions for STRs that are accessible through shared driveways or rights of way. Any STR that is accessible through a shared driveway or right of way should have the WRITTEN permission of the affected land owners. The agreement

should be up for review by parties affected on a yearly basis and if the affected party(ies) have an unsatisfactory experience with the STR traffic there should be the option not to renew the agreement and prevent the certification of the STR. There must be recourse for someone whose property is being used for access to an STR in a residential area particularly if there are issues.

- paying property taxes for seniors are very hard in this town, this STR is necessary
- Overall, I believe STRs are really good for the town because this is a low-impact way of bringing tourists and their dollars into our community. I believe this should help create more businesses, including restaurants, recreation, and entertainment venues. As an operator, I am happy to contribute more to the tax base from my rental income.
- As a real estate professional, and a home owner, I consider regulation an infringement in many ways—personal, political, economically, etc.
- We as other home owners purchased our homes because it was zoned as residential. A STR is a business which brings in many of the problems identified in this survey. If STR become problems as here as they have in our seasonal home in Ft Lauderdale we will reconsider an alternate location to move to which restricts STR. It's become a problem of epic proportions in most vacation oriented locations around the country as once allowed its impossible to monitor and enforce compliance of rules and ultimately increases cost to towns.
- When I purchased and restored an abandoned property to the tax rolls it was in a time where taxes in the town of Shandaken were fairly modest. My taxes over 30+ years have increased tenfold and at one point actually doubled when I completed renovations (and closed out the building permit) to create the multi-family dwelling that is host to my STR. In those years i have worked to improve the building and the look of the property while the town has allowed the surrounding area to fall into disrepair and into an embarrassingly run down condition. My immediate neighbor has been allowed to basically create a junk yard on his property despite numerous complaints- the local store has been gutted and allowed to remain in that condition (with no security fencing for in excess of two years), the local gas station has been allowed to accumulate dozens of wrecked vehicles without a privacy fence to block them from public view. the town is frankly an eyesore. A recent long term visitor commented that it is starting to look very "white trash" in Big Indian. Yet my taxes continue to rise. Calls to the town building inspector encourages people to file complaints against their neighbors (which no one wants to do) with no noticeable follow up. Neighbors start chain saws at 7AM on weekends and are allowed to have dogs that bark all day and night in a trailer on an adjoining property that they use as a dog house-(a trailer not located on the property that THEY live on) - The town allowed a construction company to rebuild the Rt 28 bridge for over two years with heavy machinery being used at times 7 days a week beginning as early as 6AM. All this was done with no regard to noise ordinances as these are NOT enforced. Perhaps instead of trying to regulate something like STR's which are already a direct revenue stream for businesses in the area- the town should focus on enforcing existing regulations to make the area more livable for the people who are just trying to get by to pay their high taxes and at the same improve the look and value of the area which in my experience is what most owners of STR's are indeed doing.
- I think that STRs should be regulated like other hotels, motels and Bed and Breakfast operations. There should be owner or responsible adult on premises when guests are

there, there should be written guidelines handed to the guests to follow (i.e. noise, garbage disposal, stay off other properties). Housing should not be purchased for just short term rental. And of course sales and bed taxes should be paid like other businesses are required to do. Also reported on income taxes, but the Town doesn't regulate that.

- STRs are vital to the economy of 'Shandaken. No measures should be taken that would decrease the number of current STRs or close existing rentals. That would cause a downward spiral with more Shandaken businesses closing. Permitting if done should have minimal requirements, and grandfather in existing rentals.
- Property owners are already spending a lot of money paying relatively high property taxes in the area and should not be prohibited from offering STRs on their property. It is owners' responsibility to properly manage and maintain their STRs practice and keep their paid guests in check. If some kind of regulations are needed, so be it. But they have to be FULLY justifiable (and practical/rationale) and not just simply for an excuse for the town to get more money from the property owners who are already paying high property taxes. If the property owners are required to pay additional tax for STRs, then the overall property taxes in the town/county should be lowered accordingly.
- As a member of our volunteer fire service, I have come across several instances of automatic alarms being triggered in empty STR's. This presents a unique challenge, as the owners are often difficult or impossible to contact and a call must be made whether to use forcible entry to investigate when there are no obvious signs of fire. These instances draw on finite town resources, such as equipment, volunteer hours, etc. They are also one of the many factors that discourage people from volunteering in our local emergency services. Possible solutions to help with this problem could include: mandatory knock boxes for all STR's, STR owners contact information provided to all local fire companies, EMS and law enforcement, higher fine structure for false alarms in STR's to discourage these instances. Perhaps some kind of educational material to guide STR owners in how to properly prepare these homes for safe operation. One example: there is an STR in Shandaken with a smoke detector directly above the stove. Renters often set it off, simply by cooking. These calls don't get flagged or fined as false alarms because they are legitimately triggered by heat and smoke, but if the owners were educated on how to place smoke detectors, etc. perhaps some of these issues would not occur. Chances are, the owners have no idea that this is even a problem. As far as they know, they have done their due diligence and are code compliant. It would be interesting to have a meeting of the STR committee with the fire districts, EMS and local law enforcement to discuss the unique set of issues that we encounter with STR's. Some simple regulation and public education could mitigate a lot of the draw on public resources by these businesses.
- STRs are a benefit to the region. They are bringing the next generation of travelers which is good for local small businesses. We should figure out how to monetize this opportunity to build our infrastructure (cell towers), create grants/marketing incentives for small businesses to come and grow and receive tax revenues to be able to shrink the overall tax burden by property owners.
- At heart I am a libertarian, and fear that the Town could strangle a valuable economic development, that might actually stimulate some local service businesses. I believe that existing laws (parking, noise, garbage, fireworks, traffic, health, safety, pollution, etc) IF ENFORCED, would take care of nearly any problems. STR owners should simply be required to inform renters that they must obey the law, or expect to get ticketed, arrested,

charged, fined, etc for violations, for instance, NO DISTURBING THE PEACE. STR development will probably result in more \$\$ for renovation and "home improvement" spending than many of the existing RESIDENTS would ever do. If STR improves the value of a property, the assessment and property taxes should be increased to reflect that. I think STRs should be "declared" to the Town (and police, fire, ambulance, etc), but not strangled. If it takes STRs to "improve" Shandaken, so be it. Thank you for the opportunity to speak. I'm a relatively new resident, but I grew up in a rural area very similar to Shandaken, and I've watched my home area stagnate. I get the sense Shandaken has been enduring the same fate. I prefer that my comments/address/name not be published.

- No system is perfect, and however well a free market economy works, there can be some flaws; in the matter of STR's, economic advantage is gained by a minority, diminishing the economic welfare of the majority to an unacceptable level in our area, in my opinion. Though I've some doubt that there is an equitable solution here, there are communities all over the world where some regulation is being used to try and help keep their housing situations under control- should some of those solutions not have been mentioned here?
- This 'survey' seems to be designed by those WANTING STR.. The questions are not really fair or helpful
- At this time I do not wish to see regulations imposed by the Town regarding STR. The inspector responsible For maintaining properties within the Town's guidelines is not enforcing laws at this time . Ex. Junk cars, yards , etc. So who would be responsible to police additional infractions. We have noise limits on the books now. Do not punish the many for the infractions of a few.
- Poorly designed survey. Not confidential, leading questions prepared to illicit anti STR responses, not fairly distributed, etc..
- I'm participating in this survey because it is my civic duty, but I do not believe the town really cares about the safety of the community and residents regarding STR's. The effort to regulate really appears to be an effort to use local government as a tool to give traditional hotels, lodges and inns a larger piece of the tourism Pie. A shameful effort and startling example of elected officials using their position for self gain.
- Residents have a right to make a living. STRs give many locals a chance to do so. Now the Town Supervisor is trying to take that away. He should be stopped.
- The entire process of regulating STRs, thus far, has been arbitrary and capricious. It should be halted immediately.
- I understand that these str's bring income to local residents as far as cleaning and maintenance jobs but i also feel that the str's are limiting availability of families to buy a home to live as a full time residents . Our schools are suffering from enrollment as well as our town volunteer services eg: fireman and medical emergency staff. We should have limits .