

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

354 responses

### General Residency/Ownership Questions

#### What is your place of residence?

354 responses

<b>Value</b>	<b>Count</b>
Mt. Tremper	43 (12.1%)
Mt. Pleasant	2 (0.6%)
Chichester	50 (14.1%)
Woodland Valley	30 (8.5%)
Phoenicia	102 (28.8%)
Allaben	3 (0.8%)
Shandaken	47 (13.3%)
Bushnellsville	4 (1.1%)
Big Indian	29 (8.2%)
Oliverea	14 (4%)
Pine Hill	26 (7.3%)
Highmount	9 (2.5%)

#### Are you a ...

354 responses

<b>Value</b>	<b>Count</b>
Year-round (Full-time) resident	241 (68.1%)
Seasonal/Weekend (Part-time) resident	104 (29.4%)
Property owner only	9 (2.5%)

#### Do you...

354 responses

<b>Value</b>	<b>Count</b>
Own your residence?	306 (86.4%)
Rent your residence?	41 (11.6%)
Own multiple properties?	27 (7.6%)

**How long have you lived or owned property in Shandaken?**

354 responses

Value	Count
0-1 Year	18 (5.1%)
2-5 Years	84 (23.7%)
6-10 Years	27 (7.6%)
11-15 Years	28 (7.9%)
16-20 Years	44 (12.4%)
21-30 Years	58 (16.4%)
30+ Years	95 (26.8%)

**What type of Property do you reside in or own?**

354 responses

0100200300400Single-family homeMulti-family homeCommercialSingle family with amother  
 in law cott...HotelMaple farm315 315 (89%)26 26 (7.3%)15 15 (4.2%)2 2 (0.6%)1 (0.3%)1  
 (0.3%)1 (0.3%)1 (0.3%)1 (0.3%)1 (0.3%)1 (0.3%)1 (0.3%)1 (0.3%)1 (0.3%)1 (0.3%)1 (0.3%)1 (0.3%)

Value	Count
Single-family home	315 (89%)
Multi-family home	26 (7.3%)
Mixed-Use (Residential & Commercial)	15 (4.2%)
Commercial	2 (0.6%)
four STR rentals grandfathered in; old ...	1 (0.3%)
Single family with a mother in law cott...	1 (0.3%)
1-single family home, 1 mobile home, 1 ...	1 (0.3%)
Hotel	1 (0.3%)
I am the only full-time, year-round res...	1 (0.3%)
Maple farm	1 (0.3%)

**Do you own or work at a business in Shandaken?**

354 responses

Yes	124 (35%)
No	230 (65%)

**Do you currently own or work at a Hotel, Motel, Inn, Bed & Breakfast or other commercial lodging establishment in Shandaken?**

354 responses

Yes	29 (8.2%)
No	325 (91.8%)

**What is your address?** 354 responses

## **Short-Term Rental Recognition**

### **Are you familiar with STRs?**

354 responses

<b>Value</b>	<b>Count</b>
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Yes	349 (98.6%)
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No	5 (1.4%)
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### **Have you ever stayed at a STR?**

354 responses

<b>Value</b>	<b>Count</b>
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Yes	240 (67.8%)
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No	114 (32.2%)
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### **Do you know of any STRs operating near you?**

354 responses

<b>Value</b>	<b>Count</b>
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Yes	304 (85.9%)
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No	50 (14.1%)
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### **Do you or does someone you know operate a STR?**

354 responses

<b>Value</b>	<b>Count</b>
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Yes	284 (80.2%)
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No	70 (19.8%)
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### **Have you considered, or could you in the future consider operating an STR?**

354 responses

050100150	Yes	No	Maybe	144	144 (40.7%)	139	139 (39.3%)	71	(20.1%)	71
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<b>Value</b>	<b>Count</b>
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Yes	144 (40.7%)
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No	139 (39.3%)
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Maybe	71 (20.1%)
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**If you know of a STR operating near you, is the property owner...?**

354 responses

<b>Value</b>	<b>Count</b>
On premises (Lives there)	116 (32.8%)
Off-premises (Lives elsewhere in Town)	103 (29.1%)
Part-Time/Seasonal (Weekends, etc.)	119 (33.6%)
Absentee (Lives out-of-Town)	126 (35.6%)
Don't know	36 (10.2%)
Not applicable (N/A)	38 (10.7%)

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

	<b>Not Important</b>	<b>Mildly Important</b>	<b>Important</b>	<b>Very Important</b>	<b>Most Important</b>
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

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

	<b>Not Important</b>	<b>Mildly Important</b>	<b>Important</b>	<b>Very Important</b>	<b>Most Important</b>
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

## **Measures To Be Considered**

### **Where should STRs be allowed to operate?**

354 responses

<b>Value</b>	<b>Count</b>
Hamlet Commercial (Main St./ Rte 214, P...	129 (36.4%)
Highway Business (Along Rte 28 in Mt. T...	132 (37.3%)
Hamlet Residential (Phoenicia & Pine Hi...	76 (21.5%)
Residential 1.5 (Min. Lot is 1.5 acres ...	81 (22.9%)
Residential 3 (Min. Lot is 3 acres - ge...	75 (21.2%)
Residential 5 (Minimum Lot is 5 acres -...	76 (21.5%)
All Zones throughout the Town	217 (61.3%)
Nowhere in Town	33 (9.3%)

### **What approval process would be acceptable to you?**

354 responses

<b>Value</b>	<b>Count</b>
No Process	128 (36.2%)
Approved upon Application to the Town	96 (27.1%)
Minimum 30 Day Waiting Period	12 (3.4%)
Standard Planning and Zoning Board Appr...	118 (33.3%)

### **If a permitting process is considered, which by definition are revocable, should the Town create:**

354 responses

<b>Value</b>	<b>Count</b>
Annually Renewable Permitting	169 (47.7%)
Annual at first, then Long-Term	59 (16.7%)
Long-Term Permitting	126 (35.6%)

**Any STR Permit Application should include?**

	<b>Not Important</b>	<b>Mildly Important</b>	<b>Important</b>	<b>Very Important</b>	<b>Most Important</b>
Notification of Adjacent Neighbors	106	52	71	37	88
Comments From Adjacent Neighbors	131	40	70	32	81
Site Map	124	61	78	37	54
Size of Rental (# of Bedrooms)	101	51	85	46	71
Parking Plan	79	59	83	53	80
Proof of Appropriate Insurance	59	53	83	49	110
Proof of Business Registration	121	50	66	35	82

**What limitations should be considered for STRs?**

	<b>Not Important</b>	<b>Mildly Important</b>	<b>Important</b>	<b>Very Important</b>	<b>Most Important</b>
Months of operation	204	42	42	23	43
Occupancy	90	47	78	52	87
Number of STRs owned	102	55	66	40	91
Size of Rental (Apartments, One-Family Homes, Multi-Family Homes, Cabins, Etc.)	133	62	60	42	57
Number of STRs allowed on each Parcel	100	40	77	40	97
Number of STRs allowed in each Zone	149	36	61	34	74
Number of STRs allowed throughout Town	154	37	57	31	75

**If limits on occupancy are considered it should be based upon which of the following:**

354 responses

<b>Value</b>	<b>Count</b>
No limits	102 (28.8%)
Residence location	153 (43.2%)
Number of Bedrooms	192 (54.2%)
Parking availability	174 (49.2%)

**In Closing...**

Additional Comments?

139 responses