

**PROCEEDINGS OF A SHORT-TERM RENTAL WORKSHOP  
OF THE VILLAGE BOARD OF TRUSTEES**

May 13, 2024, at 4:00 pm

**PRESENT:**

**Mayor:** Alysa Plummer  
**Trustees:** Justin Leitgeb  
David Marshall  
Lisa Cove  
Lili Lanphear  
**Village Attorney:** Jeffery Turner  
**Recording Secretary:** Alexandria Torres Vaughn

**CALL TO ORDER**

**Motion by Mayor Plummer and seconded by Trustee Marshall** *to call the meeting to order.*

**Vote:** Plummer—yes, Leitgeb—yes, Cove—yes, Marshall—yes, Lanphear—yes. *Motion passed.*

**CONFLICTS OF INTEREST DISCLOSURE**

The members stated they did not have any conflict of interest.

Board members discuss the regulation of short-term rentals, focusing on the distinction between owner-occupied and non-owner-occupied properties. The current draft of a Local Law adding chapter 154 to the code of the Village of Pittsford outlines the requirements for properties to be considered owner-occupied, such as the owner living there for most of the year and providing a notarized statement if it's not owner-occupied.

The discussions review the concept of active occupation versus being domiciled, the use of Airbnb for renting out rooms, and the potential for regulating short-term rentals through special permits or a lottery system to manage the number of rentals. Concerns are raised about the permanence of special permit licenses, the fairness of a lottery system, and the impact on investment in properties for short-term rental purposes. The discussion reflects on the challenges of balancing the interests of residents, property owners, and the community in regulating short-term rentals.

Board members considered differentiating rules based on whether properties are primary or secondary residences and the impact of short-term rentals on neighborhood dynamics and housing stock. The idea of a lottery system for non-resident short-term rentals, like models in Long Beach and the Village of Cold Spring, was discussed, including setting a cap on the percentage of properties that homeowners can use for short-term rentals. Trustees raised concerns about the potential for large investors to negatively impact the community by buying up properties for short-term rentals. The dialogue also touched on the importance of maintaining a sense of community and ensuring rental properties contribute positively to the Village. Strategies for determining primary residence status and the implications for rental permissions were debated, with suggestions for allowing different rental durations based on the owner's residency status. The meeting concluded with a consensus on the need to refine their approach further,

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considering zoning distinctions and the potential for a tiered system based on occupancy and ownership status, reassuring the residents of the Board's commitment to finding the best solution.

**PUBLIC COMMENT**

Len Parker, 46 Rand Place—comments during the meeting expressing surprise and appreciation that the board had adopted one of the suggestions made by the public or a committee.

[Note: All public comments submitted offline to the Village office are located at the end of these minutes]

**Motion by Mayor Plummer and seconded by Trustee Cove** to adjourn the workshop on May 13, 2024.

**Vote:** Plummer—yes, Leitgeb—yes, Cove—yes, Marshall—yes, Lanphear—yes. *Motion passed.*

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Alexandria Torres Vaughn, Recording Secretary

Further detailed information about this specific meeting is available on the website.