

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

June 3, 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.

**Motion by Trustee Cove and seconded by Trustee Leitgeb** to approve the attendance of the Village Clerk at the New York State HR conference from July 7<sup>th</sup> through July 10<sup>th</sup> as it fits within the year's training budget.

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

Today's workshop discussed regulations for short-term rentals (STRs) in various zoning districts. Three categories of STRs are considered: owner-occupied hosted, owner-occupied un-hosted, and non-resident owned. Consensus was generally against allowing investor-owned STRs in residential zones. The Board debated the number of days owner-occupied, un-hosted STRs could operate and considered special permits for STRs in non-residential and mixed-use zones. Trustees raised concerns about using mixed-use and multi-residential buildings for STRs, highlighting their negative impact on residents. The group proposed that the Board start with a specific approach or value, indicated as "zero," to address the issue. Discussions continued around zoning and land use policies for various areas, focusing on the Village Center Business (VCB) zone, Erie Canal zone, and other specific locations. The conversation included the need for special permits for mixed uses and the importance of defining what constitutes a boutique hotel. The next workshop will have an updated draft with reviewed changes to the local law from Attorney Turner.

**PUBLIC COMMENT**

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Art Pires, 70 State Street—written comment read aloud by the Deputy Clerk.

Mike Reynolds, 34 Church St—expressed the adverse effects of investor-owned short-term rentals (STRs) in residential neighborhoods, arguing they limit access, increase real estate prices, and diminish neighborhood character. He suggested hosting STRs owned by present residents but strongly opposed non-resident STRs. He emphasized the need to consider softer impacts beyond noise and disturbances.

Bob Michaels, 71 State Street—highlighted the negative impacts of investor-owned STRs in residential neighborhoods, arguing they increase real estate prices, limit affordable housing, and alter community character. He advocated for regulations prioritizing resident-owned STRs over those owned by outside investors.

David Ferris, 27 Monroe Ave, supports a simple, restrictive approach to village short-term rental regulations. He suggests a potential overlap with the existing "hotel" definition and suggests modifying it to avoid confusion between STRs and hotels. Ferris contributed to the proposed code.

[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 Marshall** to adjourn the workshop on June 3, 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.**