

**PROCEEDINGS OF A WORKSHOP  
OF THE VILLAGE BOARD OF TRUSTEES**

June 18, 2024, at 4:00 pm

**PRESENT:**

**Mayor:** Alysa Plummer

**Trustees:** Justin Leitgeb

Lisa Cove

Lili Lanphear

**Absent:** David Marshall

**Village Attorney:** Jeffery Turner

**Recording Secretary:** Alexandria Vaughn

**CALL TO ORDER**

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

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

**CONFLICTS OF INTEREST DISCLOSURE**

The Board each affirms that there are no conflicts to disclose.

Throughout tonight's workshop, Stakeholders discussed the benefits of STRs to the local economy and their efforts to maintain property standards. Trustees and commenters voiced concerns about the potential negative impacts of STRs on residential neighborhoods and housing stock. The groups are between preserving the Village's character and meeting residents' needs while opening it to visitors. Trustees stressed the importance of direct communication with neighbors, community integration, and proactive measures for historic preservation.

The Board continued to discuss regulation actions within the drafted local law, including amendments to definitions, the rolling out of the rental registry, and considerations for allowing STRs in certain zones. Trustees considered the complexity of hardship language and the potential involvement of the Planning and Zoning Board of Appeals in reviewing hardship cases. Board members further considered sunseting existing rentals and allowing them in commercial zones only.

The meeting concluded with plans for further discussion and a commitment to balancing the interests of residents and current and potential STR operators.

**PUBLIC COMMENT**

Mark McNamara, 1930 East Main Street Rochester, Dwell Rochester LLC—owner of 58 State; assessed the Village of Pittsford's regulations affecting his short-term rental, arguing they are unfair. Mark insists he has positively impacted housing and the local economy. He submitted documentation advocating for fair regulations.

Erin Eater, 23 Allen Parkways—raised in Pittsford, a Sutherland High School graduate, owns a short-term rental property in the Village; criticizes the lack of publicity for meetings and inconvenient timing for community engagement. Erin advocates for reasonable rental regulations and shares positive experiences with neighbors.

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Deanna DeMarco, 5 Sunset Blvd—co-owner of two Airbnb's, is shocked by the adverse reactions to Airbnb, stating that the platform regulates them and if a place gets a bad rating, it won't be open. They express their passion for their Village, its restaurants, and stores.

Carolina Torres, 44 Monroe Ave—raised concerns about long-term rentals, stating they are a business and may be subject to sunsetting to increase housing stock, similar to apprehensions about short-term rentals.

Cynthia Cooper, 3242 Winton Rd S. Apt G34, Rochester—the owner of 5 Boughton Ave—spoke about new regulations impacting her short-term rental business. She cited the need for permits and the financial implications of losing it, especially after her husband's death.

Brenda LaRocca, 5 Jefferson Rd, defended her family's short-term rentals from claims of increased Village traffic and garbage, arguing that the number of STRs existing without these issues has not significantly impacted the Village.

John Limbeck, 62 State St—expressed opposition to STRs in residential neighborhoods, citing a 'motel' near his home. He believes the motel's parking expansion over the sidewalk, especially during the US Open, is unsuitable for residential areas.

Tim Flynn, Dwell Rochester LLC—caretaker at 58 W Jefferson St. Written comment submitted to the recording secretary.

Len Parker, 46 Rand Place—expressed that the Trustees did not fully consider short-term rentals (STRs) recommendations. He argued that all rentals should be treated equally, with exceptions only for specific reasons. Parker also criticized the Board for speculating about potential issues with corporate investors.

Jay Carone, 5 Silver Pines Drive—raised in Pittsford, explaining that Pittsford was built on small businesses and establishing the economy and the area. He questions how a jurisdiction can ban these businesses and plans to hire an attorney to discuss the issue.

Karl Fleischman, 44 Monroe Ave., is critical that the approaches to short-term rentals (STRs) have not been fully considered per the recommendations from all STR committee reports. These recommendations include treating all rentals the same unless specific reasons are provided and prioritizing STR legislation over other community needs, including sanitary facilities.

[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 meeting on June 18, 2024.

**Vote:** Plummer—yes, Leitgeb—yes, Cove—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.**