

VILLAGE OF PITTSFORD

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Village of Pittsford Board of Trustees Short-Term Rental Workshop June 18, 2024, 4:00 PM

Tentative Agenda

Board Member - Conflict of Interest Disclosure & Open Meeting Compliance Certification

Workshop Items

1. Review Draft (3) Chapter 155 Local Law
 - a. Reference notes from last discussion
2. **Next STR Workshop:** Monday, 6/24 6:00 pm

Next Scheduled Regular Meeting is July 9, 2024, and is Subject to Change Without Notice

From: Justin Leitgeb <trusteeleitgeb@villageofpittsford.com>
Sent: Thursday, June 13, 2024 3:12 PM
To: Lili Lanphear <trusteellanphear@villageofpittsford.com>
Cc: Alexandria <atorres-vaughn@villageofpittsford.com>; Mayor <mayorplummer@villageofpittsford.com>; David Marshall <trusteedmarshall@villageofpittsford.com>; Lisa Cove <trusteelcove@villageofpittsford.com>; Jeffrey Turner (jturner@orblaw.com) <jturner@orblaw.com>; Dorothea M. Ciccarelli <villageclerk@villageofpittsford.com>; Steve L. <buildinginspector@villageofpittsford.com>

Subject: Re: 6.18.24 STR Board Workshop

- Let's do the simplest thing possible that is restrictive, and amend legislation later to open up based on concrete feedback from residents
 - **15 day allowance for any rental is already in code.** This covers 6 two-day weekends, or two full weeks. This effectively also already covers, with no new legislation, special events where people want to rent their house - it is permissive enough already for most common use cases.
 - Parameters for new STR legislation:
 - **Hosted (on-site host) single family allowed by special permit to be reviewed by Village Board.** Idea is that this is a very minor use case (I know about one of these) but I don't want to shut it down. Idea in not delegating is that this is a new concept, we shouldn't have many of these overall to review, and this allows the legislative Board to see how we want to adapt going forward. This should be only reviewed by VB since we have more ability to be discretionary than the appointed boards (which should decide based on concrete criteria in code).
 - **Unhosted** - allowed by Special Permit in MU-EC and TDD only in dwelling unit, upper floor.
 - 100 feet from a residential structure required.
 - Permit to be reviewed by VB since this is a new area and we should refine parameters before delegating to an appointed board.
 - Non-compliant STRs will have two years to change to a compliant use of property.
 - Simplify code by not worrying about the following:
 - Snowbird - can be handled by regular long-term rental (periods of 31 days or greater), or some costs can be recouped by 6 weeks of weekend rentals via existing code.
 - Special permits for unhosted in other neighborhoods. Most residents don't want STR next to their home, so legislate quickly so this doesn't happen and existing uses phased out. Let residents ask for the specific configuration that they want rather than spending many hours in meetings and thousands of dollars paying our attorney to help us draft based on hypotheticals.