

Appointments Made by the Town Board on 4/11/2023

SHORT TERM RENTAL COMMITTEE

Nancy Gonyea	nancygonyea@frontier.net
Rarilee Conway	rarileec@gmail.com
David Lally	davidlallylaw@gmail.com
Stephanie Gates	gates.stephanie@gmail.com
Marlene Daniels	marlenedaniels@hotmail.com
Rose Opollo	Oropallo@aol.com
Mindy Goddeau	mgoddeau@gmail.com
Leah Walton	leahlamoy42@gmail.com
Jessica Ano	jesscam27@yahoo.com
Mike Bowman	bow51@verizon.net
Travis Mousaw	cheftravis222@yahoo.com
Pat Winch	epwinch@yahoo.com

STR Committee Meeting
Town of Wilmington
April 25, 2023 6:30pm

Please sign the attendance sheet.

Each member should have a copy of this agenda and a copy of the STR Ordinance.

Agenda

1. Committee members introduce themselves
2. ~~Wilmington Code Enforcement officer, Doug Nemec, presentation~~
3. Appoint a secretary and an alternate
4. Open discussion with each committee member having an opportunity to voice his/her understanding of the current STR ordinance.
5. What are our goals as a committee? Will we ultimately have suggestions for changes to the regulations?
6. Decide on meeting frequency (monthly? or bi-weekly to start off?), as well as duration of the meetings. Set date and time for next meeting.
7. Suggestions for next meeting agenda
8. Adjournment

Suggestions to consider.

Compare Wilmington's STR Ordinance to those of area towns that will be available to us.

~~Study the map (available through Doug Nemec) showing what types of STRs already have permits, where they are, etc. in order to acquaint ourselves with locations, sizes, proximity to private homes. Let's educate ourselves!~~

When attending the meetings, we will do our best to stick to the agenda.

Please be respectful of others by not interrupting when someone else is speaking. You will have an opportunity to respond.

NO personal attacks will be tolerated. You will be asked to leave.

Let us be kind and considerate in all we say.

Thank you in advance.

STR Committee Meeting Minutes 4/25/23 6:30pm

Attendees: Mindy Goddeau, Rose Oropallo, Pat Winch, Nancy Gonyea, David Lally, Rarilee Conway, Mike Bowman, Stephanie Gates, Leah Walton, Jessica Ano

Not in attendance: Travis Mousaw, Marlene Daniels

Committee members introduced themselves.

Rarilee Conway appointed secretary, Leah Walton appointed substitute secretary.

Open discussion suggestions for potential amendments:

- Develop standalone STR Law in lieu of current Amendment to Land Use Code due to confusing document.

- Noise ordinance

- STR hotline

- Annual inspections

- Funding for support, fire department, affordable housing reserve

- Cap number of STRS, % of residences

- Sliding scale permit fee to accommodate hosted v.s. non-hosted, and/or seasonal rentals

Goal of committee: To improve local STR law for the benefit of the town.

Homework: Review Local Law pertaining to STR's, review Lake Placid STR law. Bring to next meeting suggestions for edits. E-mail agenda items to Nancy Gonyea

Next meeting: Wednesday May 10th 6:30pm Town Hall. Plan to meet every other Wednesday at 6:30 pm for one hour.

STR Committee Meeting
Town of Wilmington
May 10, 2023

Please bring your copy of the present STR ordinance with you.

Please sign the attendance sheet.

Agenda

1. Committee members introduce themselves as needed.
2. Read minutes as submitted by Rarilee if there are any changes to be made. Thank you, Rarilee!
3. Accept minutes from April 25 with or without changes.
4. Mindy has done some research regarding a program that is being used to organize everything STR. Mindy, please share what you know. How can we help apply this to Wilmington's organization of data to make accessing STR information as easy as possible?
5. Let's get started by reviewing the present ordinance. Comments welcomed as we go through it.
6. There probably won't be time today, but we can proceed by - Comparing Wilmington's to the current Lake Placid ordinance. What else can be applied to Wilmington that is not in the present ordinance?
7. Questions and comments
8. Next meeting's agenda plans. Date set for Wednesday, May 24, 2023 at 6:30pm.
9. Adjournment

To consider

We need a map of where the STRs are located. At this time a map is not available through Doug Nemec. There is a map at AirDNA which helps.

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Let us be kind and considerate in all we say.

Thank you in advance.

STR Committee Meeting Minutes 5/10/23 6:30pm

Attendees: Mindy Goddeau, Rose Oropallo, Pat Winch, Nancy Gonyea, David Lally, Rarilee Conway, Mike Bowman, Leah Walton, Marlene Daniels

Not in attendance: Travis Mousaw, Stephanie Gates, Jessica Ano

Committee members introduced themselves as needed.

Approved minutes from 4/25/23 meeting without changes.

Mindy suggesting the town invest \$600 for software upgrade to STR program enabling easy access to data base. Will discuss further with Roy to obtain.

Need data from count occupancy tax over time to identify trends, if any.

Need map of STR locations, list of occupancy per STR, etc.. How many remaining to permit?

Reviewed and edited first two pages of current STR law.

Next meeting: Wednesday May 24th 6:30pm Town Hall. Plan to meet every other Wednesday at 6:30 pm for one hour.

STR committee Meeting
Town of Wilmington
June 7, 2023

Please sign the attendance sheet.

Agenda

1. Read minutes submitted by Rarilee and make any changes if needed. Thank you, Rarilee.
2. Accept minutes from May 24.
3. Favor Smith meeting with the committee to discuss 'Types of Regulations to Limit STRs in New Subdivisions', taking as much time as needed for this discussion.
4. We may or may not have time to work on the STR Ordinance.
5. Some of us have been reading STR Laws from several other towns in New York and noticing how much clearer some of the regulations are. If you have anything to offer on this, please do.
6. Any changes in Wilmington, regarding housing, that are of concern or interest to this committee?
7. Adjourn.

When attending meetings, we will do our best to stick to the agenda.
Please be respectful of others by not interrupting when someone is speaking.
No personal attacks will be tolerated. You will be asked to leave.
Let us be kind and considerate in all we say.
Thank you.

N.

STR Committee Meeting Minutes 6/7/23 6:30pm

Attendees:, Pat Winch, David Lally, Rarilee Conway, Mike Bowman, Marlene Daniels, Nancy Gonyea

Not in attendance: Travis Mousaw, Stephanie Gates, Jessica Ano, Rose Oropallo, Mindy Goddeau, Leah Walton

Approved minutes from 5/24/23 meeting without changes.

Items remaining from 5/24 meeting:

Still need status of software upgrade to include mapping, complaint hot line.

Still need map of STR locations (WE HAVE IT)

How many remaining to permit? 163 on list

Favor Smith presented information on the potential to help control STR's through planning and zoning using deed restrictions limiting rental to minimum 1 year term.

Discussed commercial v.s. residential use. Define "business".

Discussed mixed use apartment building long-term and STR.

Discussed potential to help control STRs by limiting the number of units per owner, allowing less restrictions for residents of Wilmington.

Next meeting: Wednesday June 21st 6:30pm Town Hall. Plan to meet every other Wednesday at 6:30 pm for one hour.

From: Nancy Gonyea nancygon@frontiernet.net
Subject: Re: STR Committee Meeting
Date: July 13, 2023 at 11:13 PM
To: Patricia Winch epwinch@yahoo.com, Nancy Gonyea nancygon@frontiernet.net



Begin forwarded message:

From: Nancy Gonyea <nancygon@frontiernet.net>
Subject: STR Committee Meeting
Date: June 21, 2023 at 12:08:42 AM EDT
To: jesscam27@yahoo.com, MARLENE DANIELS <marlenedaniels@hotmail.com>, bow51@verizon.net, Leah Walton <leahlamoy42@gmail.com>, Mindy Goddeau <mgoddeau@gmail.com>, Rose Oropallo <oropallo@icloud.com>, Stephanie Gates <gates.stephanie@gmail.com>, davidlallylaw@gmail.com, rarilee conway <rarileec@gmail.com>, Patricia Winch <epwinch@yahoo.com>, Nancy Gonyea <nancygon@frontiernet.net>

STR Committee Meeting
Town of Wilmington
June 21, 2023

Please sign the attendance sheet.

Agenda

Read minutes submitted by Rarilee and make any changes, if needed. As always, thank you, Rarilee.

1. Accept minutes from June 7 meeting.
2. Discuss STR regulations some of us have researched from other towns and certain points we agree on.
3. Work more on our present regulations (if time allows).
4. Nancy continues to work on a more in depth version, constructed from a combination of regulations from three towns, which is not completed yet. Copies will be available when completed if anyone is interested.
5. We now have a town map with the locations of 'permitted' STRs marked on it. Doug continues to work on permits.
6. Nancy had two additional copies of the map printed with one mounted for easier use.
7. At the last meeting we were honored to have Favor Smith as our 'guest speaker'. Favor gave us some informational handouts to read/study and consider as well as other information regarding new developments. A 'Thank you' will be sent to Favor.

9. Adjourn

At our meetings
Discussion on the topic of STRs only please.
Thank you.

N.

STR Committee Meeting Minutes 6/21/23 6:30pm

Attendees: Pat Winch, David Lally, Rarilee Conway, Mike Bowman, Rose Oropallo, Nancy Gonyea

Not in attendance: Stephanie Gates, Mindy Goddeau, Leah Walton, Marlene Daniels

Approved minutes from 6/7/23 meeting without changes.

Discussed:

Land use code and deed restrictions – will suggest to Planning Board

Homestead Act – Rose to follow up on how to proceed

Capping number of STR's at 120

Public meeting TBD

To include in STR pamphlet – No guns/fireworks

A map of Wilmington showing location of STR's was provided.

Outstanding items/issues:

Status of software upgrade to include complaint hot line.

Next meeting: Wednesday July 12th 6:30pm Town Hall. Plan to meet every other Wednesday at 6:30 pm for one hour.