

From: Becca Hanko <beccahanko@gmail.com>

Date: March 21, 2023 at 2:29:10 PM EDT

To: supervisor@inletny.com

Cc: levi14@frontiernet.net, herbschmid258@gmail.com, tbrowsell@frontiernet.net, jtowndsend2015@icloud.net, clerk@inletny.com, davescranton@mac.com

Subject: Addressing Short-Term Rental Proposed Law

Inlet Planning Board,

I am reaching out today to express my disagreement with the proposed moratorium on Short-Term Rentals in the area. While I am currently not local, I am interested in purchasing property in Inlet and moving to one of the surrounding cities. My intention is to live nearby and maintain a property in Inlet for my family to visit. When we are not visiting, I intend to rent out the property in order to pay for the mortgage and associated expenses. However, if this moratorium is put in place, then we will likely not be able to afford the cost of ownership for the first few years.

I understand there are concerns about the ongoing real estate crisis happening in the U.S. However, the lack of continued real estate development coupled with large corporations buying up excessive properties for rental on apps like Airbnb or VRBO have contributed most to this problem. Based on public opinion and the inability for many communities to afford real estate, I feel this problem is inclined to self-correct as these corporations begin to sell back properties that they are unable to make profit from. Therefore making the moratorium unnecessary and only harming local renters.

Additionally, if large corporations continue to purchase properties in this manner, they are more likely able to stomach the cost of not renting during the first two years of ownership. Once they are able to apply for a STR permit, they are more inclined to increase the price of renting in order to make up for the losses they experienced in the first two years. This increase in price will only serve to create a greater socioeconomic divide between local residents and visiting tourists.

I implore you to reconsider the moratorium, as I feel that it is likely to do more damage to the community than good. There are many other strategies that can be taken in order to further develop the local community. Consider doing some additional research into additional ways that communities have uplifted their locals while not curbing the rights of renters and tourism in the area.

Thank you,
Becca Hanko

From: Rachael <rachaelaudrey@gmail.com>

Date: March 21, 2023 at 3:14:18 PM EDT

To: supervisor@inletny.com

Cc: levi14@frontiernet.net, herbschmid258@gmail.com, tbrowsell@frontiernet.net, jtowndsend2015@icloud.net, clerk@inletny.com, davescranton@mac.com

Subject: Short Term Rental Proposal

To the Inlet Planning Board,

I am emailing to voice some concerns about the proposed law implementing a moratorium on STRs. While I do not live locally, I visited Inlet nearly every summer for many years, and I have a vested interest in the success of the town. I understand the town's concerns about the real estate crisis currently facing the country. This crisis is often attributed to large corporations or wealthy individuals buying up properties to rent or post on AirBnB. While these concerns are fair and valid, I do not feel a moratorium is the correct approach in addressing local housing concerns.

While this appears to be a common approach being taken across the country, evidence suggests that this would only band-aid the issue for a short period of time. It is unlikely to effectively drive down real estate prices to an affordable level for local residents.

An alternative approach taken in many places includes towns offering compensation for remote workers to move to the area. This in conjunction with developing more diverse housing options (apartments, townhouses, duplexes, quadplexes) allow for a more diverse and competitive market where incoming residents may rent or buy when moving to the area depending on their individual needs.

<https://fortune.com/2022/07/29/cities-and-towns-paying-remote-workers-to-move/>

The article below includes some innovative solutions for the housing crisis, and at the end encourages policymakers to focus on the solutions, not the problem. It is important to be innovative in our solutions rather than concentrating on restricting rights of local renters.

https://ssir.org/articles/entry/innovative_solutions_for_the_housing_crisis

The article below takes a wholistic approach to restrictions on STRs and indicates that many of these restrictions are simply bandaids for a greater issue. Please thoroughly read and consider the cons of these restrictions, including how limitations on STRs limits much local economic growth and development.

<https://vrmintel.com/its-like-a-short-term-rental-regulation-pandemic-2022-spring-vacation-rental-regulatory-trends-fall-outlook/>

Some additional resources to consider:

https://www.epa.gov/sites/default/files/2015-05/documents/competitive_advantage_051215_508_final.pdf

<https://camoinassociates.com/resources/5-ways-local-governments-can-help-address-the-housing-shortage/>

All of these resources and information were located in only a short amount of time researching and looking further into the issue. I encourage the town to do more research on the problem and potential solutions. The moratorium serves as a restriction to the rights of homeowners and renters in the area, and the most effective strategies to address the housing crisis should add to the community value, not take away from it.

Thank you,
Rachael Zuel

From: joe spilka <joespilka@gmail.com>

Date: March 22, 2023 at 10:43:01 AM EDT

To: Daniel J Levi <Levi14@frontiernet.net>, Herb Schmid <herbschmid258@gmail.com>, Tim Brownsell <tbrownsell@frontiernet.net>, John Townsend <johntownsend2015@icloud.com>, John Frey <supervisor@inletny.com>, davescranton@mac.com, Yvonne Lutz <clerk@inletny.com>

Subject: Town board and planning board

Town board and planning board

The town board and supervisor are elected officials to enact the will of the people. The current proposals of the planning board to further regulate short term rentals of private property, install a 2 year moratorium on new sales and any transfer of title prohibiting a permitted use of short term rentals. There is no clear objective to this proposal and no demand by the voters and taxpayers to change the language of the current ordinance and add a reckless 2 year moratorium on rentals. The moratorium is discriminatory and exclusionary to those who could never afford a property without the ability to rent if so desired. The current system is working as is written.

- The elected town officials and planning board were not elected or appointed to get involved with private property rights or manipulating the real estate market and sales. The free market takes care of itself. The past 30 years have been a real estate boom in the Adirondacks. The 70s and 80s saw a poor economy with camps and homes for sale on every corner and businesses vacant. The current economy is on very shaky ground and recession is looking eminent. The real estate market is already changing, the foot traffic from vacationers that support local businesses could evaporate straining the local economy. As fast as the economy has boomed it can quickly turn to empty storefronts and empty properties in foreclosures. The town should not be involved with the over regulation and moratoriums suggested by the planning board that could affect this local economy and tax revenue. If the objective as stated by the supervisor is to prevent "ghost" houses and possibly increase the workforce, the opposite effect could happen with ghost businesses appearing, than your workforce problems will be solved. New York State has the second largest population decline in the country. People are leaving by the thousands not arriving. This migration will affect the economy and housing adversely without the added pressure of the planning board attempting social and financial engineering without adequate impact statements showing research and proven data of positive outcomes. . As Ronald Reagan once said. Government is not the solution it's the problem. The will of the people should determine the direction the town board should take. The demand for these regulations is not supported by the people and businesses that have elected you . Please consider the will of the people and reject the planning boards independent proposals before the town suffers from unnecessary regulations. I appreciate your time and efforts dedicated to our town.
- Gail Spilka
- Seventh lake road
- grizzo773@comcast.net

Sent from my iPhone

From: DAVID DODD <DLD4711@msn.com>

Date: March 23, 2023 at 10:42:35 PM EDT

To: supervisor@inletny.com, levi14@frontiernet.net, herbschmid258@gmail.com, tbrownsell@frontiernet.net, jtownsend2015@icloud.com, clerk@inletny.com, davescranton@mac.com

Subject: Regards: Town Ordinance For Short Term Rental

Attn: Planning Board

As a young child my parents rented at Deer Meadows on Seventh Lake for a week each year. This coincided with the rental week of my aunt's and cousins'. This represented a very important bonding opportunity for both families. This was the only time of the year when the families could be together for an entire week. This critical family tradition carried on until the passing of our parents. Since that time, I have been renting annually from Joe Spilka. My children and I have reveled in the bonding of our family at the lake every summer. Now our tradition has grown to include my darling grandchildren. Every year the kids call me to make sure they have the correct dates to schedule their vacations.

Every year is unique and every year is the same. Inlet continues to evolve. We still hit Mary's, Ace Hardware and Kalil's Grocery every year. We still miss the Carousel and the 3 foot licorice whips and delicious fudge. Depending on the weather we have our family dinner at Daiker's either Thursday or Friday night. We always get the staff to take a family picture and we enjoy comparing the photos to see how the family has changed through the decades.

Joe Spilka and the other short-term renters are providing a very important service to the community. Please do not further burden them with unnecessary new restrictions. Our family and over the years 10s of thousands of other families have flourished because of our time in and around Inlet. Please don't take actions that could jeopardize our continued enjoyment of beautiful Inlet.

Thank you for your careful consideration of this important issue.

Sincerely,

David L. Dodd
694 Canandaigua Road
Macedon, NY 14502

From: Ebay Lister <ebaylister2017@gmail.com>

Date: March 28, 2023 at 5:34:27 PM EDT

To: supervisor@inletny.com, levi14@frontiernet.net, herbschmid258@gmail.com, tbrownsell@frontiernet.net, jtownsend2015@icloud.net, clerk@inletny.com, davescranton@mac.com

Subject: Rental permit and moratorium

To the Inlet Town Board:

It has most recently come to my attention that the town board is considering a proposal by the planning board to implement a 2-year moratorium of renting on the sale or transfer of title of personal property within the town's already existing permit system.

This is ridiculous, why would you even consider this proposal during these economically challenging times. Don't fix what is not broken. Inlet's economy is based on tourism and depends on outside dollars being spent in local shops, markets, and attractions. First, this will affect the sale of properties and drive the prices down due to the decreasing number of people that would be able to purchase property without the ability to rent that property. Then even if the person that can afford to buy the property without renting realistically will only vacation at the property 2 to 3 weeks a year, whereas renters bring in a steady stream of revenue to the local economy. Secondly, as we all are getting older the time comes where some property owners want to pass down the property to our children. Under your new proposal and not able to rent for 2 years, would lose that revenue to help pay for the upkeep of property and the taxes, putting a financial burden on them which could force them to sell said property that has been in the family for generations, which is truly sad.

What genius on the planning board came up with this plan? If I can remember there is a member on the planning board that has been a lifelong renter. The owner of that property will not live forever and as soon as that title is transferred that person will be forced to move, and we all know there is a very limited number of rental options available.

I remember 40 and 50 years ago when the economy was struggling it would be very common to have 75% of the camps and homes vacant throughout the summer. I hope the present economy will not come to that, but what if it does. Less and less people will be visiting the town and local spending will drop which will directly affect every member of the community.

I feel that over the years the town board has taken steps to almost deter tourism and visitors to Inlet from losing Paddlefest to the implementation of the permit system. The restriction of individual property rights and penalizing property owners that want to encourage local tourism is not the government that I support. When in fact, property owners that rent should be rewarded for having the resource of their rental property to bring in tourism dollars and to share the great wonders of the Adirondack Park which we all grew up to love and cherish.

It is my strong opinion to vote down the implementation of this proposal, so we all can live in peace.

Thank you.

From: Guy Brubaker <loramae1@verizon.net>

Date: March 29, 2023 at 11:15:20 PM EDT

To: supervisor@inletny.com, levi14@frontiernet.net, herbschmid258@gmail.com, tbrowsell@frontiernet.net, jtownsend2015@icloud.com, clerk@inletny.com, davescranton@mac.com

Subject: Proposed Rental Law and Moratorium on Rentals

To Whom it May Concern,

I am writing this in response to the Town Planning Board's proposed New Restrictive Rental Law and Moratorium on rentals.

Eight years ago my husband and I made our first trip to the Adirondacks and stayed at a little cabin on 7th Lake. My father was suffering from Parkinsons Disease and was no longer able to travel. He offered us his reservation for that fall, and while we were not optimistic about having a good time, we agreed to go. We have not vacationed anywhere else since that year.

We immediately fell in love with the town and the people of Inlet. While the scenery, the kayaking, the hiking are all wonderful, it is the relationships we have made over the last 8 years that have made Inlet feel like home to us. Our daily hikes to Marys Bakery for donuts in the morning, panini sandwiches at the Caboose, daily shopping at Kalils Grocery and the hardware store, these are the things that bring us back year after year.

It is a long way from Baltimore, Maryland to Inlet, N.Y., but it truly feels like we are home once we arrive. We have never rented a home for our vacations in the past, and being able to return to the same location year after year has allowed us to really get to know this beautiful region of the country and the people who live there year round. We have had many good conversations with locals at the Adirondack Dog House, and hope to continue to do so for many years to come.

It is a real blessing to be able to stay in a home instead of a hotel room, and the owners of these homes are doing a wonderful service by opening their homes to us and allowing us to experience a small slice of the Adirondack dream. Limiting the rentals and placing a 2 year wait time after purchasing a home before allowing the owners to rent their homes out for the summer will make it harder for us to find a location to rent and may make it impossible for us to continue to vacation in Inlet.

We respectfully request that you not put these restrictions in place and allow people like us who will never be able to afford a home in Inlet to continue to experience the beauty of the outdoors and continue to make new friends as we patronize the local businesses.

Sincerely,

Lauren and Guy Brubaker
2505 Lora Mae Court
Forest Hill, Md. 21050