

**Business of the Village Board
Village of Saranac Lake**

SUBJECT: Call for a Public Hearing

DATE: 10-28-2024

DEPT OF ORIGIN: Mayor Williams

BILL # 159-2024

DATE SUBMITTED: 10-18-2024

EXHIBITS: _____

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED

AMOUNT
BUDGETED

APPROPRIATION
REQUIRED

Resolution to call for a public hearing on an amendment to Local Law 4-2023 extending the temporary moratorium on new short-term rentals in the Village of Saranac Lake

MOVED BY: Ryan SECONDED BY: White

VOTE ON ROLL CALL:

MAYOR WILLIAMS

yes

TRUSTEE BRUNETTE

yes

TRUSTEE RYAN

yes

TRUSTEE SCOLLIN

absent

TRUSTEE WHITE

yes

RESOLUTION CALLING FOR A PUBLIC HEARING ON AN AMENDMENT TO LOCAL LAW
#4-2023 EXTENDING THE TEMPORARY MORATORIUM FOR NEW SHORT-TERM RENTALS

WHEREAS, the Village Board of Trustees adopted a Local Law establishing a temporary moratorium on new Short-term Rentals in the Village of Saranac Lake, and,

WHEREAS, the amendment to the temporary moratorium will allow an extension and suspend the process of the administrative review and approval process for new Short-term Rentals in the Village of Saranac Lake (unless an exemption is granted by the Board of Trustees), and,

WHEREAS, to consider the amendment to the Moratorium Local Law, a public hearing is set to be held on Monday, November 11, 2024 at 5:30 PM.

THEREFORE, BE IT RESOLVED, the Village Board of Trustees hereby sets a public hearing on Monday, November 11, 2024 at 5:30 PM in the Village Board Room at 39 Main St, on the second floor, for the purpose of gathering the public's input on the proposed Local Law amending the Village of Saranac Lake Unified Development Code.

**VILLAGE OF SARANAC LAKE
LOCAL LAW NO. # 4 OF 2023**

To enact a moratorium in the form of a local law in order to temporarily suspend the issuance of new, initial Short Term Rental Permits in the Village of Saranac Lake

Section 1. Title:

This law shall be known as the Moratorium Law of #4-2023 of the Village of Saranac Lake.

Section 2. Purpose and Intent:

The purpose of this Moratorium is to temporarily suspend the administrative review and approval process for new, initial applications to operate short term rentals (STRs) in the Village of Saranac Lake, to include both Special Use Permit applications and STR Permit applications as outlined in Village of Saranac Lake Local Law No. 3 of 2023. The Village recently adopted a Local Law to amend the Village of Saranac Lake Unified Development Code, which Local Law authorizes pre-existing STRs to continue to operate, and to apply for a Special Use Permit for a minor project from the Village of Saranac Lake Development Board within 60 days of the effective date of the Local Law. The Village is uncertain how many applications will be submitted for pre-existing STRs. Thus, this Moratorium is appropriate so that the Village may have the time necessary to receive and evaluate applications for pre-existing STRs before receiving applications for new STRs. Such effort is advisable given potential development pressures for this type of use in the Village of Saranac Lake.

Section 3. Authority:

This Moratorium is enacted by the Village Board of the Village of Saranac Lake pursuant to its authority to adopt local laws under the New York State Constitution Article IX, the Village Law and Section 10 of the Municipal Home Rule Law.

Section 4. Moratorium Imposed:

Until the 31st day of December, 2025, there is hereby imposed a Moratorium on all new, initial applications to operate STRs in the Village of Saranac Lake, to include both Special Use Permit applications and STR Permit applications as outlined in Village of Saranac Lake Local Law No. 3 of 2023; and that no approvals, permits, actions or decisions shall be made or issued by any Board or official of the Village of Saranac Lake with respect to any such applications. This Moratorium shall apply to all such applications, whether pending or received prior to the effective date of this law. No such applications shall be accepted by any Board or official of the Village of Saranac Lake while this law remains in effect. Pre-existing STRs, as defined in Section 5 of Local Law No. 3 of 2023, shall not be subject to this moratorium. Exemptions may be granted by the Board of Trustees under special circumstances such as new construction and rehabilitation of a derelict or dilapidated building. Any exemption granted by the Board of Trustees shall first require a public hearing.

Section 5. Effect of Moratorium:

Upon the effective date of this Local Law, no Board, body or official of the Village shall accept for review, continue to review, hold a hearing upon, make any decision upon, or issue any permit or approval upon any application or proposal for the uses, projects or developments set forth in Section 4 above. Any statutory or locally-enacted time periods for processing and making decisions on all aspects of the aforesaid applications are hereby suspended and stayed while this Local Law is in effect.

Section 6. Effective Date:

This local law shall take effect once filed with the office of the New York State Secretary of State.