

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

SUBJECT: Adopt Local Law

Date: 11/25/2024

DEPT OF ORIGIN: Mayor Williams

BILL # 167-2024

DATE SUBMITTED: 10/29//2024

EXHIBITS: _____

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED: \$0

AMOUNT
BUDGETED: \$0

APPROPRIATION
REQUIRED: \$0

SUMMARY STATEMENT

Resolution to adopt Local Law # 5 of 2024; Amendment to the Moratorium on New Short-term Rentals

RECOMMENDED ACTION

MOVED BY: Williams SECONDED BY: Scollin

VOTE ON ROLL CALL: TO TABLE

MAYOR WILLIAMS yes

TRUSTEE BRUNETTE yes

TRUSTEE RYAN yes

TRUSTEE SCOLLIN yes

TRUSTEE WHITE no

**RESOLUTION TO ADOPT LOCAL LAW #5 OF 2024 AMENDING THE
MORATORIUM LAW FOR NEW SHORT TERM RENTALS**

WHEREAS, the Board of Trustees of the Village of Saranac Lake adopted Local Law 4-2023 on June 24, 2023, placing a temporary moratorium on new Short-term Rentals, and,

WHEREAS, the purpose of extending the moratorium until December 31, 2025 will be to suspend the administrative review and approval process for new, initial applications to operate short term rentals in the Village of Saranac Lake to include both Special Use Permit applications and STR Permit applications as outlined in the Village of Saranac Lake Short-term Rental Law, and,

WHEREAS, the Village Board of Trustees held a Public Hearing to consider the Local Law amending the Village Code on Monday, November 11, 2024 at 5:30 PM, and,

WHEREAS, it has been determined that the amendment to the Village Code is a type II action for the purposes of SEQRA and requires no environmental review.

THEREFORE, BE IT RESOLVED, the Board of Trustees approves the adoption of Local Law # 5 of 2024 to amend the Moratorium placed on new short-term rentals in the Village.

BE IT FURTHER RESOLVED, this local law shall take effect immediately upon filing with the New York State Secretary of State.

**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.