

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

SUBJECT: Call for Public Hearing

DATE: 3-10-2025

DEPT OF ORIGIN: Trustee Brunette and Trustee Scollin

BILL # 31-2025

DATE SUBMITTED: 3-5-2025

EXHIBITS: _____

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED

AMOUNT
BUDGETED

APPROPRIATION
REQUIRED:

Resolution to call for a public hearing on Local Law amending the Development Code's Short-term Rental Law

APPROVAL OF RESOLUTION

MOVED BY: Scollin SECONDED BY: White

VOTE ON ROLL CALL:

MAYOR WILLIAMS	<u>no</u>
TRUSTEE BRUNETTE	<u>yes</u>
TRUSTEE RYAN	<u>no</u>
TRUSTEE SCOLLIN	<u>yes</u>
TRUSTEE WHITE	<u>yes</u>



**RESOLUTION CALLING FOR A PUBLIC HEARING
PURSUANT TO LOCAL LAW 1-2025**

WHEREAS, the Village Board of Trustees shall hold a public hearing pursuant to Local Law 1-2025, to amend Chapter 106 of the Village of Saranac Lake Code on Monday, March 24, 2025 at 5:30 p.m. in the Village Board Room, located at 39 Main Street on the second floor; therefore, be it

RESOLVED, that the Village Clerk give notice of the public hearing by publication in the newspaper so designated by the Village Board of Trustees for legal and public notices at least 10 days prior to the hearing.

Local Law 1-2025

Be it Resolved, Chapter 106 of the Village of Saranac Lake Code is hereby amended as follows:

Section 106-6 Definitions.

ADD:

SHORT-TERM RENTAL, OWNER-OCCUPIED

An STR which is located on the same parcel as a dwelling unit that is used as the primary residence of the homeowner, not to exceed 2 units including the primary residence of the owner and the location where the taxes are filed. Primary residence is defined as occupancy for more than 183 days per calendar year.

Section 106-104.3 Short-term rentals.

C. Short-term rental permit cap.

DELETE:

(3) Exemptions to the caps 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 to the caps that may be granted by the Board of Trustees shall first require a public hearing.

ADD:

(3) Exemptions to the cap may be granted by the Board of Trustees when it meets one or more of the following criteria:

1. New construction. The construction of a new building that includes at least one (1) dwelling unit.
2. Addition. An addition to an existing building that includes the creation of at least one (1) dwelling unit and which results in the net addition of at least one (1) dwelling unit in the building.
3. Repair or alteration of an unsafe building. The repair or alteration of a building or dwelling unit deemed unsafe and/or unfit for human occupancy by the Code Enforcement Officer and which results in the issuance of a certificate of occupancy for the building and at least one (1) dwelling unit in the building.

Any exemption to the caps that may be granted by the Board of Trustees shall first require a public hearing.

(4) Owner-occupied short term rentals are exempt from the rental permit cap.

D. (1) General STR permit regulations.

ADD:

(k) Owner-occupied STR change in status. When the primary residence of the owner of an approved owner-occupied short term rental changes, the STR permit shall be void and shall not be eligible for renewal.

G. (1) Application process.

ADD:

(k) For owner-occupied STR applications, submit proof of residency at the location where the STR is proposed. (Proof of residency: copy of driver's license or voter registration or income tax registration form).