

to Janis

Town of Gardiner Occupancy Tax Law

Public Hearing – 10/13/2026

Introduction

Michael Aiello and Robert Witkowski owners of The Inn at Kettleboro at 321 State Route 208

Additional Information and Considerations

- We are providing Ulster Strong's Statement on Kingston's Proposed Bed Tax currently being considered
 - The Statement provides many of the same arguments and considerations we identified on 10/6
 - Additional points made:
 - The 3% proposed by Kingston would make their tax the highest combined lodging tax burden in the state (Gardiner's 4% would top the list)
 - "When a municipality decides one industry should bear a unique burden, it owes that industry, and the public, a clear explanation of why. Singling out a sector that employs our neighbors and anchors our downtown sets a troubling precedent for whichever sector might be next." (i.e. Restaurant tax)
 - As Kingston had not conducted research on the impact of the bed tax, the Statement makes the following recommendation:
 - "Kingston should pause this proposal and convene a genuine working session with the people who would actually be impacted by this tax: hoteliers, short-term rental hosts, restaurant owners, the chamber, and economic development partners. Together, that group can share real industry data, help to model real revenue impacts and — if a lodging tax is ultimately pursued — design a structure that dedicates a portion of the taxes collected to further growing the city's tourism base, as the County does with a portion of its occupancy tax collections."
- We feel that Gardiner has approached this tax in much the same way as Kingston