

From: [Ray Burger](#)
To: [Kyra Stephanoff](#)
Cc: [Town Board](#); [Alice Green](#); [Craig Anderson](#); [Dan Bussmann](#); [David Weinstein \(dweinstein.dryden.ny@gmail.com\)](#); [John Kiefer](#); [Joseph Wilson](#); [Simon St Laurent](#); [Tom Hatfield](#); [Tony Salerno](#)
Subject: RE: Short Term Rental Law for the Town of Dryden
Date: Thursday, October 29, 2020 9:35:37 AM
Attachments: [Airbnb Fights Its 'Party House Problem' - The New York Times.pdf](#)
[2020.08.22 Police log overdose.pdf](#)

Dear Ms. Stephanoff,

Thank you for providing your objection, comments and suggestions below. They have been forwarded to the Town Board and Planning Board members as they consider this Short Term Rental Law. There will be a public hearing on this draft law at the November 19 Town Board meeting starting on or after 6:30 pm. Details on how to join this Zoom meeting will be posted on the Town's website on November 18. There will also be a discussion that night on possibly amending the Zoning Law to address excessive noise in residential areas.

Thank you again for your engagement in this important topic that is before the Town Board.

Ray

Ray Burger, Director of Planning
Town of Dryden
93 E. Main Street, Dryden, NY 13053
607-844-8888 x213
<http://dryden.ny.us/departments/planning-department>

From: Kyra Stephanoff
Sent: Wednesday, October 28, 2020 4:57 PM
To: Ray Burger <rburger@dryden.ny.us>
Cc: Jim Skaley <JSkaley@dryden.ny.us>
Subject: Short Term Rental Law for the Town of Dryden

Dear Mr. Burger,

Please let me know how I can make a formal objection to the Town's Short Term Rental Law as it is currently written and duplicated below.

1. Permitted short term rental types:
 - i. Rental of a residence or a portion of the residence, such as a secondary self-contained accessory apartment or a room contained in a residence, for a maximum of thirty (30) days total in any calendar year where the owner is not present in the residence, provided that the owner of the residence or his/her agent is available locally in order to respond in a timely manner to complaints regarding the condition of the residence or the property at which the residence is located or

regarding the conduct of occupants of the residence.

- ii. Rental of a secondary self-contained accessory apartment, provided that the owner of the residence is present in the residence during the term of the rental.
- iii. Rental of a room, or portion contained in a residence, provided that the owner of the residence is present in the residence during the term of the rental.

As I read paragraphs (ii) and (iii), these paragraphs have nothing to do with short-term rentals since a thirty (30) day limit is not mentioned at all in them! Why are these paragraphs present?

Allowing a room, portion of a residence or whole residence to be rented up to thirty (30) days when the owner of the residence is absent invites irresponsible behavior. And it allows the room, portion or whole residence to be used as a party property since party behavior typically occurs when the rental duration is for one to three nights. Who monitors the renters when the owner is absent? See the attached NYT article covering this topic. Whole house rental properties are the mostly likely type of rental property to be abused.

Paragraph (i) should be rewritten as follows:

i

Where the owner is not present in the residence, rental of a residence or a portion of the residence, such as a secondary self-contained accessory apartment or a room contained in a residence, is permitted for a minimum of six (6) consecutive days to the same individual or group of individuals. In a given calendar year a maximum of thirty (30) days rental is permitted. The owner of the residence or his/her agent must be available locally in order to respond in a timely manner to complaints regarding the condition of the residence or the property at which the residence is located or regarding the conduct of occupants of the residence.

I personally have experienced the party behavior mentioned in the NYT article since the house next door, 7 Fox Hollow Road, was rented out on numerous weekends. Each weekend there were parties going on with some of them lasting late into the night. As an example of irresponsible *and* illegal behavior, on the weekend of August 22 there were 8 twenty year olds next door and we were awoken by a woman screaming extremely loudly and for quite awhile.

My late husband asked the owner about this later and the owner said that the girl had a panic attack. According to the police log (see attached) it was a drug overdose. All the “perks” listed in the advertisement for the “Fox Den” spells “party house” despite the owner’s statement that the place should not be one. The place has: a hot tub, a fire pit, an outdoor grill with all the accessories etc. Not a place to party? Really?

I have other objections to the law because it does not address properties that use well water and aquifers from which well water is drawn can and do run dry. I will address this point more thoroughly if the Planning Board and Town Board are open to hearing why having “city folk” rent out properties on well water is not a good idea. I get the sense that the Boards are

unwilling to hear my objections though. If I am incorrect, please correct me on this point.

Sincerely,

Kyra Stephanoff