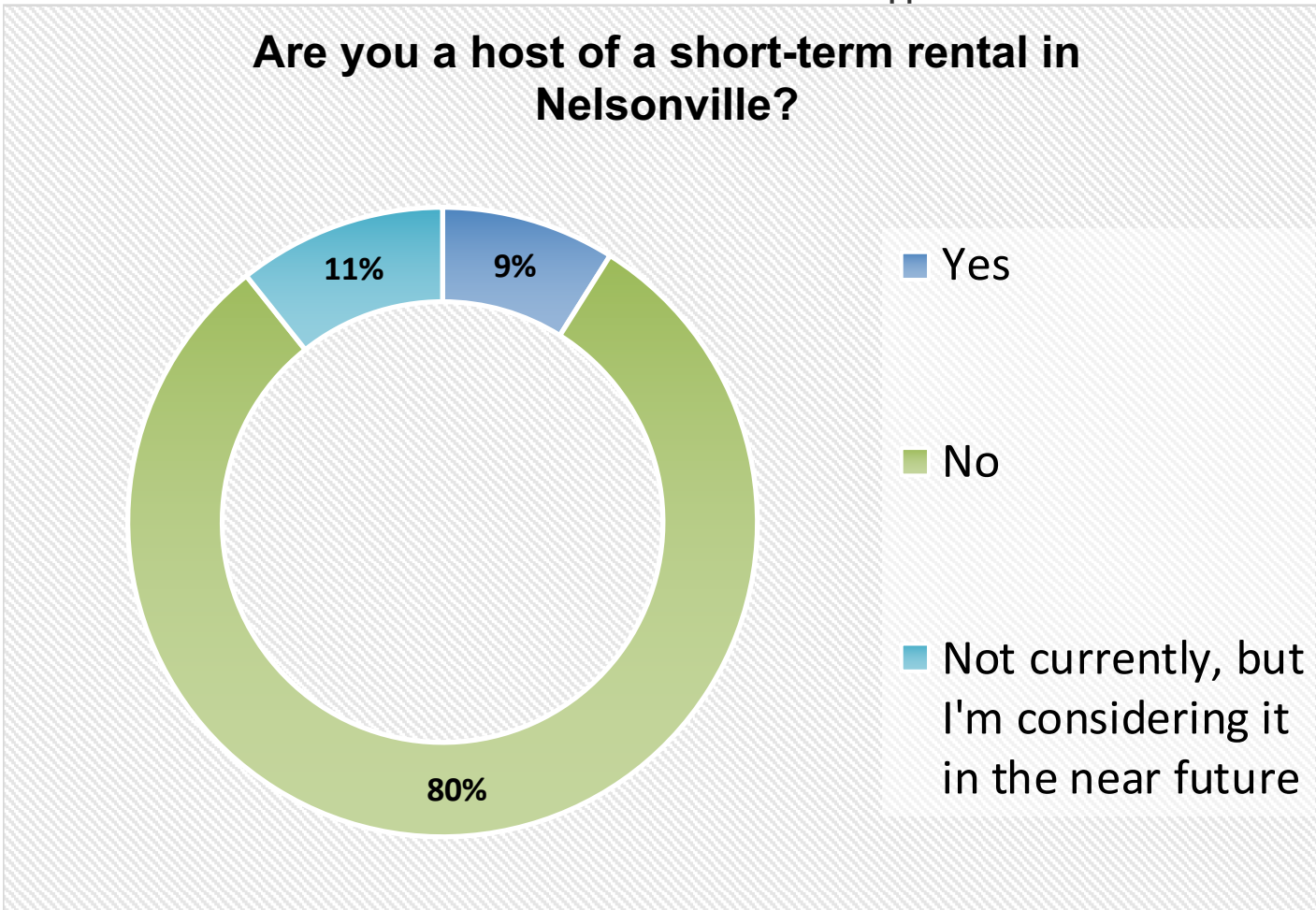


Request for Feedback - Short term rentals in Nelsonville, NY

Are you a host of a short-term rental in Nelsonville?

Answer Choices	Responses	
Yes	8.93%	5
No	80.36%	45
Not currently, but I'm considering it in the near future	10.71%	6
	Answered	56
	Skipped	2

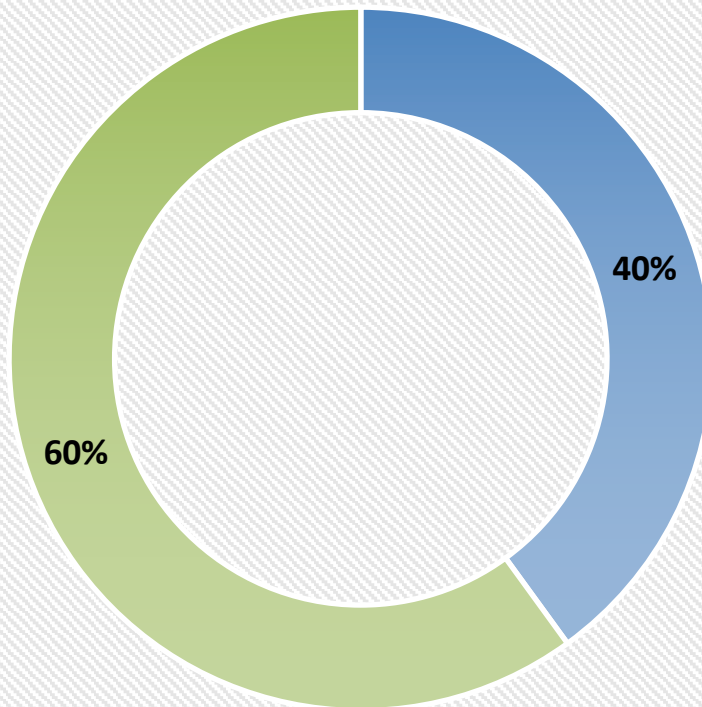


Request for Feedback - Short term rentals in Nelsonville, NY

If you are a host of a short-term rental, do you rely on this income to make ends meet?

Answer Choices	Responses	
Yes, the income allows me to remain a homeowner in Nelsonville.	40.00%	4
Not critical, but the extra income is welcome.	60.00%	6
Other (please specify)		19
	Answered	10
	Skipped	48

If you are a host of a short-term rental, do you rely on this income to make ends meet?

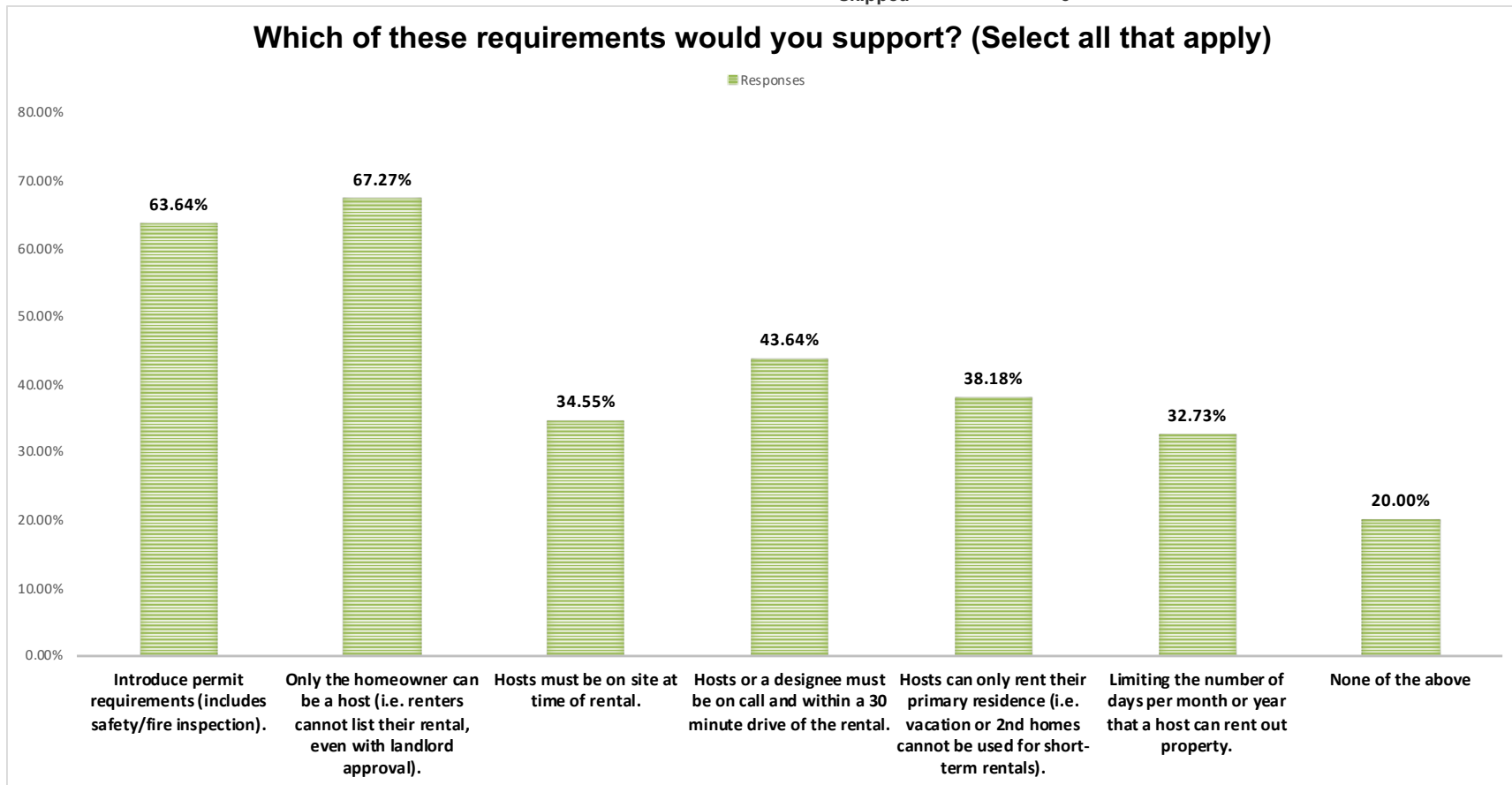


- Yes, the income allows me to remain a homeowner in Nelsonville.
- Not critical, but the extra income is welcome.

Request for Feedback - Short term rentals in Nelsonville, NY

Which of these requirements would you support? (Select all that apply)

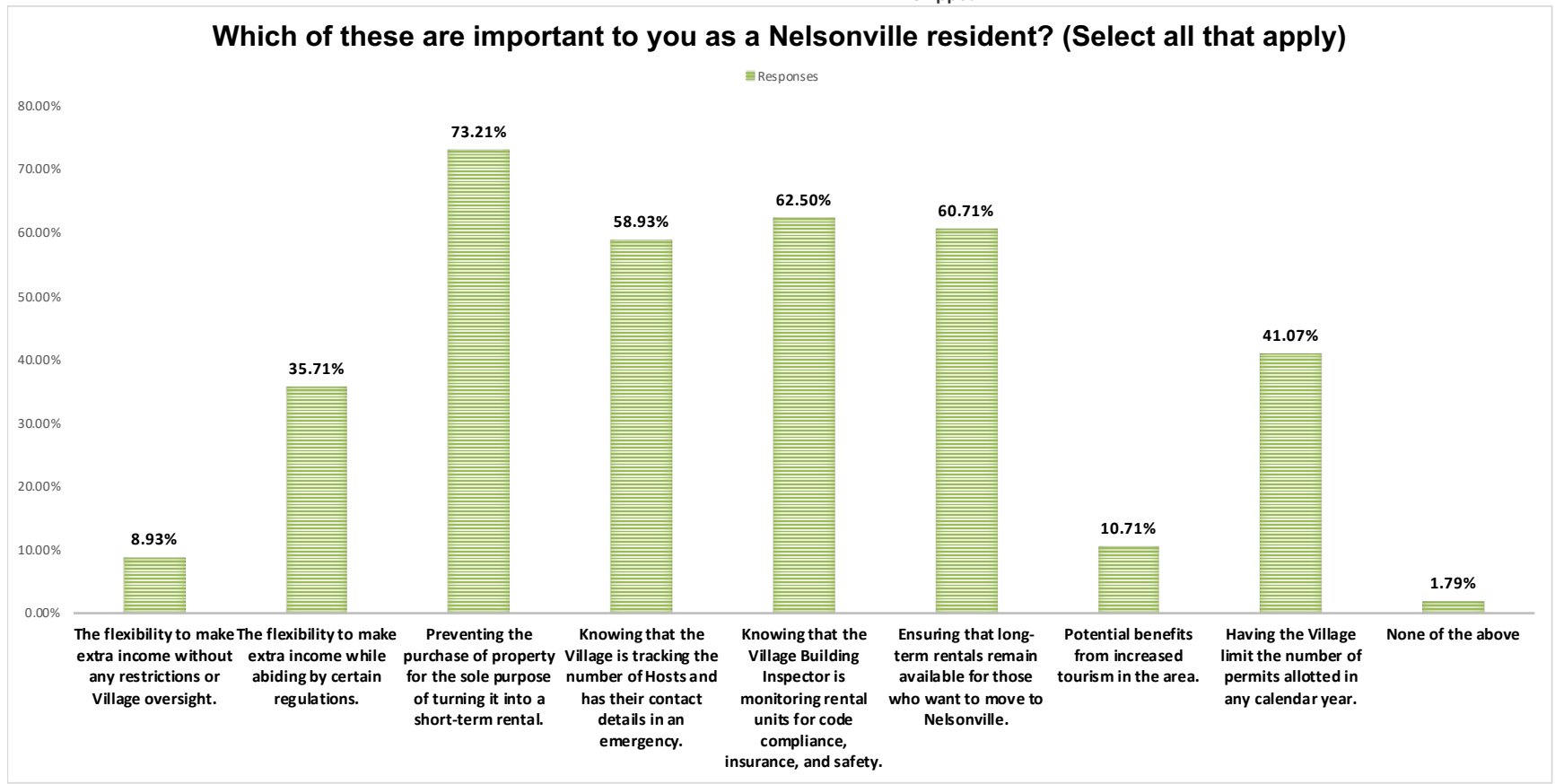
Answer Choices	Responses	
Introduce permit requirements (includes safety/fire inspection).	63.64%	35
Only the homeowner can be a host (i.e. renters cannot list their rental, even with landlord approval).	67.27%	37
Hosts must be on site at time of rental.	34.55%	19
Hosts or a designee must be on call and within a 30 minute drive of the rental.	43.64%	24
Hosts can only rent their primary residence (i.e. vacation or 2nd homes cannot be used for short-term rentals).	38.18%	21
Limiting the number of days per month or year that a host can rent out property.	32.73%	18
None of the above	20.00%	11
	Answered	55
	Skipped	3



Request for Feedback - Short term rentals in Nelsonville, NY

Which of these are important to you as a Nelsonville resident? (Select all that apply)

Answer Choices	Responses	
The flexibility to make extra income without any restrictions or Village oversight.	8.93%	5
The flexibility to make extra income while abiding by certain regulations.	35.71%	20
Preventing the purchase of property for the sole purpose of turning it into a short-term rental.	73.21%	41
Knowing that the Village is tracking the number of Hosts and has their contact details in an emergency.	58.93%	33
Knowing that the Village Building Inspector is monitoring rental units for code compliance, insurance, and safety.	62.50%	35
Ensuring that long-term rentals remain available for those who want to move to Nelsonville.	60.71%	34
Potential benefits from increased tourism in the area.	10.71%	6
Having the Village limit the number of permits allotted in any calendar year.	41.07%	23
None of the above	1.79%	1
Answered		56
Skipped		2



Have you experienced any positive or negative effects of existing short-term rentals in Nelsonville? If so, please explain.

NEGATIVE EXPERIENCE (17 responses):

- As a previous host, we have seen a dramatic shift in AirBnB, making it harder for hosts to vet potential guests. We had some worrisome guests in our own space despite our best efforts to vet guests and to communicate our 'house rules'-- some examples include a raucous dance party with loud music that went on until the wee hours, and the use illicit drugs, despite the fact that we were on the property at the same time. This was a major factor in our decision to no longer host.
- Long term renter was evicted for new owners to create a short term rental. Having to direct intoxicated renters on Secor St to correct address for their short term rental. The general awkwardness of having a constant steam of strangers coming and going in an intimate village setting. Fear of fire being caused by short term renters while occupying rental with no owner on site.
- Negative - parking seems to be a big problem. Some streets cannot handle on street parking.
- Yes. It feels as if we are living next door to a business in a residential area.
- Too many cars, people - Too much noise - Not knowing/trusting who is staying in the house next to mine - Shared driveway concerns
- Our neighbor has rentals all the time and sometimes large events. Most of the time they are quiet and respectful, but every now and then there are noise problems and people wandering onto our land.
- I was a host, and I earned over \$3,000 some months, but again, when I was able to rent the unit to a long-term tenant, it was much easier and earned almost as much and wasn't remotely worth the hassle of dealing with people who 1) overstayed their reservation; 2) couldn't find the trash can; 3) used a steam cleaner on wood floors; and 4) ruined a walnut countertop.
- I do like a sense of familiarity in the small village, that is sometimes the point of a small village, to know everyone. Short term rentals have caused an increase in unfamiliar faces, an increase in traffic and unfamiliarity.
- Negative! The neighborhood we live in is small and we know everyone. However each week and weekend a new random person is living on our street. We don't know them, or their background. It can become unsafe for the neighborhood children, as well as their families.
- Negative effects of individuals not respecting the community values and culture due to not permanently residing here.
- Yes. My experience is that sometimes 3 cars arrive at an Air Band B to spend a weekend. They then, invite guests who bring more cars. Soon neighbors don't have a place to park. Air B and Bs should be required to provide some (2 spots) parking.
- Noise from a party at a short-term rental, unfamiliar people talking loudly on the streets at night
- Negative. noise. disruption. disregard for property
- Yes a lot of noise from neighboring ABNBs, people coming and going all hours of the night. Large amounts of people in one location that shouldn't have that amount of people
- Negative. Lots of unfamiliar faces, increased too-fast car traffic along Secor and from Har Mil, added numbers of hikers on the trails and walkers on the street not wearing masks, not abiding

by Cold Spring posted requests for all to wear masks. Speed bumps needed on Secor, too, for safety's sake.

- Negative - not directly impacted, but have heard many stories about the "party house" by Haldane. Also have heard horror stories from friends in cold spring village.
- First of all. It should if contemplated at all , be only permitted in business zoned portions of the village AND NOT in residential areas. Permitting one to do , can greatly affect the value of adjacent properties. Also short term tenants are on Holiday and normally do not respect late hours. They can party late into the night. See nothing positive other than for the party who is renting.

POSITIVE EXPERIENCE (8 Responses):

- Mostly positive, as nice people stay nearby. Periodic noise, but in fact I prefer a loud short term rental to a potential noisy permanent resident!
- We are one of the only families in town who host and we do rely on the income. We are very conscious of our neighbors and only rent to two people maximum, unless they have a child, we allow children too. We have taken extra precautions during the pandemic, we stopped renting from March-July and we currently have a large buffer between rentals. We do all the cleaning ourself and take great pride in maintaining our home.
- Positive. It has been essential in having places for our family to stay when they are visiting from out of town and also that they are within walking distance of our house. I love that there are a few great options in Nelsonville and the cold spring village, especially during Covid times when we want our family to stay separate so they can quarantine or until they are tested. We have also had only positive experiences renting our house when we are out of town. We make it a point to set house and neighborhood rules and expectations and our guests are always very respectful. We hope to continue this ability to supplement our income and offset our travel costs, while allowing guests to enjoy our beautiful home and town.
- Positive- don't notice any short term residents
- Positive, 100%! We've met so many wonderful people over the years. Guests, turned into friends or even neighbors. We live in one of the most beautiful places on earth (imho). It is always a pleasure to share this good fortune, even if just for a day or two, with others less fortunate.
- We have twice rented out home out for West Point graduation. Not through Airbnb but rented it just the same.
- I am aware of neighbors who have done short term rentals and have no issues. Renters seem to be enjoying the area and keep to themselves (no noise or other issues)
- People need \$ and its there home/land are able to do this

Please use this space to voice any additional thoughts you may have about short-term rentals. Your feedback will help the board immensely as it considers the issue.

Concerned about safety:

- Neighborhoods are NOT safe unknown people cycle through their environment. Vacation-style short term rentals also invite partying behavior, a possible disturbance to neighbors' quality of life. There are innumerable stories of illegal parties carried out at Airbnb type rentals, requiring law enforcement intervention, property destruction, and putting neighboring properties and residents at risk. It also happens that more people occupy the rental than are allowed.
- I would find living next to an Airbnb very concerning. Knowing your neighbors brings comfort and security. Not knowing who is next door throughout the year would force me to live differently than I would if I wasn't next door. Do you still trust that your children are safe in their own yard?
- Short-term rentals aren't safe. My primary and only residence is in Nelsonville. The appeal, is location, size, safety. Knowing your neighbors. Having a swinging door of unknowns/strangers just isn't safe. And it changes the dynamic and footprint. Don't need Nelsonville becoming a side shoot of NYC.
- Air B and B and short term rentals have no place in Nelsonville. This is a small community, that prides it's self on safety. The influx of individuals congest Foodtown, roadways, and outdoor space. Especially now during the time of COVID renters should not be allowed to rent to others. Our community can easily become infected. Please put an end to AIR BANDB
- We are against any form of short term rental in Nelsonville. It creates a range of issues, including safety, noise, increased demands on village and town services, and undermining a sense of community. Safety first and foremost.
- For many, like us, the appeal of Nelsonville is that it is a small Village where people know and care about their neighbors, and love the quality of life we moved here to protect and enjoy. By allowing short term rentals. we would rob Villagers of that experience, along with their right to safety, and their peaceful enjoyment of their homes and yards. Who would welcome an ever-changing array of unknown visitors moving in and out of neighboring homes? Are children, residents and properties safe when that happens? The obvious answer is ""no."" Villages serve homeowners and long term renter, not transient visitors to hotel-like businesses. As tourism grows in our region, here will be huge demand for short-term rentals. the temptation to profit from renting out your property would be enormous. By opening that up in Nelsonville, we risk becoming a Village of tourists, not a Village of residents. In such a situation, the Village no longer belongs to the residents, but to tourists and the property owners who profit from them. Instead, we support the development of a limited number of Inns and B&B businesses in appropriate locations that are subject to Village regulations. If people wish to transform or purchase residences for those purposes, they can be reviewed and approved by the Village on a case by case basis. It's then the responsibility of the people running those businesses to abide by regulations, to be on-site and to vett their guests. We would all benefit from such up-front and controlled businesses instead of uncontrolled, unvetted, anonymous renters moving in and out of local homes. We are aware of a Nelsonville property that rented on Airbnb in the past two years. At one point, the property rented to six college students from NYC, who camped out on the floor. To conclude, we would feel unsafe with neighboring homes being rented out short

term, not to mention the likely disturbances by partying vacationers - which, after all, is what many vacationers often do. That's fine, in the appropriate environment, but not in a small, residential Village. We sincerely hope the Nelsonville board carefully considers the consequences to residents of allowing short term renting. The benefit of the majority should not be sacrificed for the benefit of a few."

Concerned about loss of community:

- I would worry that by allowing short term rentals we will lose our sense of a community. If several houses on a street are used for short term rentals, then the neighborhood will suffer.
- If I wanted to live in a commercial area I would have purchased in said area. Residential = housing predominates, as opposed to industrial and commercial areas. Now you want me to pay taxes for someone else's commercial gain? More cars, more noise, more trash, more potential for crime + property destruction.
- I am a frequent user of Airbnb on vacations and only found this experience to be a wonderful one but I don't agree on people buying properties solely for this purpose -it does change the dynamics of a neighborhood but if a neighbor is going through some tough times and needs the extra income I am for it
- A community is reflective of the individuals that reside there. I worry about the community losing its connectivity to each other and as homeowners rent their property to transient ""residents"" that offer little to no benefit to the ""community"", but only to the individual homeowner. Short-term rentals is not an end-all to certain community members having fiscal hardships. There are other means to earn income and other organizations that can provide fiscal assistance (i.e Federal/State Governments). I implore the Village Board to tread cautiously with this matter. Out of 300 or so parcels, I find it hard to believe that the majority of the Nelsonville community needs short-term rentals as a fiscal life-line and at the sake of the community good. Thank you for your time.

Prefer long-term rentals/long-term residents:

- People deserve to make money, but should do so as long term rentals with the right permits and oversight. AirBNB are gutting other communities. Would be a shame to see that happen to Nelsonville.
- Historically, most renters do not care for the homes as diligently as owners. Shortterm renters may not respect neighbors in terms of noise, parking, partying, etc. Longterm negative impacts may result in lower property values.
- Short-term rentals benefit the few (property owners) and harm the many by taking residential housing off the market for permanent residents and driving up housing costs.
- We should be thinking about how to incentivize homeowners to pursue long-term renters over short term renters. Longer term renters will be more invested in contributing to our community, whereas a proliferation of short term rentals risk the erosion of the tight-knit, family-oriented, and safe community that we are so lucky to have here in Nelsonville. Having an influx of new strangers every weekend who don't have any accountability to our community will have many ill effects-- some more tangible than others. That said, I recognize that it is not practical to create unenforceable rules. One additional angle would be to, to the extent that the village is able, also keep an eye on how we might incentivize long term rental arrangements over

short term arrangements. NYS legislation which has been passed (and some additional bills introduced recently) make it more difficult and onerous to operate longer term rentals, and also give local municipalities more oversight and ability to enact even more restrictions and rules in this area. I can personally attest, that if renting to long term tenants becomes too onerous or risky, we might switch back to short term rentals, or cease renting out our space altogether, reducing the availability housing in the community. I think this issue is the other side of the 'short term rental coin' and should be kept in mind.

- Nelsonville's local business depends more on full time residents than short term renters. Nobody is getting their hair cut at Deb's, their dog groomed at Hudson Hounds, or a guitar lesson from iGuitars. Nelsonville actually has thriving businesses that serve locals that deserve more attention than they currently receive.

Permits:

- I think the possibility of short term rentals is very appealing, but I would like oversight from the Village. I'd also be willing to pay a fee to the Village if I were to engage in a short term rental.
- Charge a fee for people doing short term rental, and making sure they have proper insurance and a bond.
- Should be permitted but if a particular house becomes a problem there should be a way for the Village to block them from renting. A permit, that can be revoked, seems like the best solution.
- A permit to operate a short term rental could be based on the value of the home. This money could pay for the expenses the village would incur from inspections and compliance with rules that would be set.
- Perhaps a fee or tax paid to the village to offset costs of inspection, compliance, etc
- As long as there are permits with safety limits and rules to follow like 10 pm curfew with penalties I am ok on short term rentals. There is no question having a constant rental next door has... *[did not complete sentence]*

Noise concerns:

- Noise issues are a concern.
- I think if we are going to generally allow airbnbs here, we should have a noise ordinance that prohibits late night parties and loud outdoor music and we should fine hosts that allow their guests to break those rules.

In support of short-term rentals:

- I think if the property is being rented out by the homeowners and the guests are not causing any problems or noise issues, etc. it shouldn't be an issue. The extra income really helps when we're out of town. This is not the main issue around here in my opinion- it's tourism and hikers coming for day trips and crowding main st and the trails.
- It seems in general the right of the individual to rent, so I think effort could be made to tighten up ancillary regulations such as most ordinance, speeding cars, occupancy limits, and building codes.
- I am now searching Airbnb to find out what short term rentals are being offered in Nelsonville. I can find exactly two listings; ours, and the one on Main street, next to the Cacetta residence. I

knew of some others, where investors tried to finance their properties with revenue from short term rentals but these properties are now for sale or sold, or rented with long term leases. The math on short term rentals does not work. Revenue is not enough to cover costs, so the fear that these rentals will deplete the housing stock for full time residents is unfounded. That should be reassuring to people that are planning to move to our village.

- Especially now in this pandemic - we have to be able to make ends meet. I feel as a homeowner I would be mindful of who I would allow to rent my home for short term. I am not sure why the village would have to be involved in this nor has the resources available without our taxes going up -seems like a catch 22 if homeowners are trying to make ends meet. Less government please.
- Of course we will support any decision the town makes but we do hope we are able to continue to rent short term. Aside from personal reasons, we feel like we positively bring business to town. Our guests love walking to Juanita's Kitchen and Homestyle Creamery. We have also hosted family members of Nelsonville residents. We provide a local and safe spot to stay. We contribute to community events and participate in local activities. We love Philipstown. Thank you for providing this survey and allowing me share my story and voice.

Additional suggestions for regulating short term rentals:

- Owner of unit being rented should reside in same building
- I would not want a high percentage of buildings in the neighborhood to be short term rentals.
- I feel if a homeowner is licensed/permitted to operate a short term rental that they should pay a higher tax rate.
- My preference would be to restrict all short-term rentals, if not permanently at least until after the COVID-19 pandemic has passed.
- If there is a consistent issue with a particular house, we support the village getting involved in a case by case basis to make sure we are all being respectful of neighbors.
- Provide definition of short term rental. Some municipalities allow "short term" rentals but it has to be 4 weeks minimum.
- There are ongoing illegal rentals in our village right now, but are friends with members of the current board, thus ignored.
- I want to suggest also limiting the size of the group one can legally host. For example, groups of six max. Or perhaps limiting the number of cars that guests can bring/park. People rented my house to host parties. There would be six cars or more. I personally did not experience rude and noisy guests and I had a huge driveway, but my friend lived next door to someone in CS who regularly had airbnb mobs of young people drinking and partying late into the night and parking too many cars. As a host, I can say with confidence, that making short-term vacation rental more difficult, and even impossible, would save people a lot of headaches in the end. Long term renting is also a great way to earn income.