

Dear Supervisor and Members of the Town Board,

Thank you for taking the time to address short-term rentals in Clifton Park and for considering the concerns of both property owners and neighboring residents. I understand the issues that can come with short-term rentals, and I agree that reasonable standards should be in place to protect our neighborhoods, our residents, and the safety of those staying in these homes.

I also appreciate several of the changes that have been made to the original proposal. In particular, I support the five-year permit, the inspection requirements, and the decision to grandfather existing short-term rentals that can demonstrate that they were operating prior to the adoption of this law. I also believe it was a positive decision to remove the primary-residence requirement. Whether an owner lives at the property should not, in my opinion, determine whether the property can be operated as a short-term rental. The focus should be on how the property is being operated and its impact on the surrounding community.

There are, however, a few areas where I would respectfully ask the Board to consider additional changes or clarification.

First, I would ask that occupancy would not be based on the Town's definition of "Family." I don't believe the safety or impact of a short-term rental should depend on whether the guests are related to one another. A large home may be completely capable of safely accommodating 10 or 15 people, regardless of whether those people are one family, several families, or a group of friends.

As a property owner who has operated a short-term rental, I would also like the Board to consider how these regulations will apply to larger homes that are specifically suited to accommodate families and groups. A property may have sufficient bedrooms, bathrooms, parking, septic capacity, and life-safety features to safely accommodate a larger number of guests. In that situation, I believe the appropriate question should be whether the property can safely accommodate that number of people, not whether those guests meet the Town's definition of a "family." This would provide homeowners, neighbors, and the Town with a clear standard that can be measured and consistently enforced. For example, this weekend we have a group of friends who are booking our STR because they are doing an ALS walk together. We have also had corporate retreats, groups of college graduates, wedding parties, and memorial gatherings book our STR. These are all groups of people coming together, who are not related, for a common reason.

Secondly, I question whether a full inspection needs to occur every single year for every property.

Saratoga County's new system uses self-certification, while retaining the right to conduct inspections, following complaints or through annual random audits. I would propose an initial inspection before issuance, followed by annual self-certification, with the Town retaining

