

TOWN BOARD SPECIAL MEETING
January 3, 2024

A Special Meeting of the Town Board of the Town of Somerset, County of Niagara and the State of New York was held at the Town Hall, 8700 Haight Road, Barker, New York on the 3rd day of January, 2024.

Present: Jeffrey M. Dewart----- Supervisor
 Jon Hotaling ----- Councilman
 Gail Damon ----- Councilwoman
 Fred Leuer ----- Councilman
 Tracy L. Carmer----- Town Clerk
 Jesse J. Green ----- Supt of Water/Sewer/Grounds
 Mindy Austin ----- Confidential Asst. to the Supervisor
 Michael M. Flint ----- Supt. of Highways
 Anthony Serianni ----- Attorney

Absent: Robin R. Jansen ----- Councilwoman
 Brian Sibiga ----- Engineer

Audience: 14 residents and a reporter

Supervisor Dewart called the meeting to order at 6:00PM with the Pledge to the Flag and a prayer for guidance.

REOPENED HEARING ON SHORT TERM RENTALS LOCAL LAW

Clerk Carmer read letters that were submitted from residents who could not be in attendance:

- Francis Scaglione just began hosting guests for short term rentals, and respects some regulation as long as it respects their land-use rights. Francis does not agree with two sections: Section 7-A regarding maximum occupancy, and section 10-B regarding the fines for violation.
- Chris Graham submitted a sheet that lists what they have available at their short term rental in West Virginia.
- Peg Schwabel believes that regulation of short term rentals has the potential to be positive if done with input from all stakeholders. Their neighbors, Andre Pagliaro and Susan Carestia have been excellent neighbors. Andre's property is better than they have ever seen it, and their renters have created no issues for the Schwabels. Their respect for the neighborhood is evident, according to Peg, and they support our local establishments.
- Paul Schwabel discussed the change that has come to the area in the 32 years that they have owned their property here. Paul also feels that the regulations should have input from all stakeholders, as our Comprehensive Plan did.
- Andre Pagliaro submitted a large document that supplies a lot of research for the board to review.

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Michael Lawrence, 8653 Huntington Beach, is vehemently against short term rentals. They live in close proximity to the neighbors and they don't want different people every day looking at them. Mr. Lawrence would love to have people come to support our businesses, but does not want them staying 20 feet away from their home.

Kelly Roberts, 8721 Lakeview Drive, is against the amount of rentals and the impact on their property. More people are trespassing property lines. Kelly would like the regulations to consider spacial relations so they are not right on top of each other.

Laura Smith, 8713 Lakeview Drive, concurs with Kelly and says that their neighbor has a rental and they are less than 20 feet away. They have always had a neighborly friendship but the neighbor is putting profits over enjoyment of property. Laura is concerned about how it will be enforced and feels that they will have to become tattle-tales. Laura submitted a copy of the minutes of the October 17, 2023 Zoning Board meeting to be part of the record.

Andre Pagliaro, 9115 Lakeshore Drive, is a proponent of the 5th amendment rights for rentals. Andre distributed the large document that was submitted to the board earlier, and thanked the board for all of their work. Andre then summarized the document and commented on the regulations:

- wants the board to take a longer approach
- include all stakeholders
- re-work the rules to get rid of the punitive conditions
- the public health section implies that the regulations are not intended to reach a balance
- canceling commitments if the permit is denied or revoked has litigious issues for the property owner

Supervisor Dewart stated that there will not be a vote tonight as the law has to go before the County Planning Board first. If any changes are made to the law, there will be another public hearing.

Dale Howard, 8663 Huntington Beach, wants this dropped to the committee level as he stated last month. Dale advised that people will be using the right-of-ways and going between houses all day long.

Jim Hoffman, 8737 Lake Road, stated that he is sympathetic to the residents who want to preserve their peace and quiet. Perhaps we should outlaw the rentals in residential areas as they are not business areas. Regardless, we will have an enforcement issue. Jim stated that having these businesses is not consistent in keeping with the rural character of our town as stated in our Comprehensive Plan.

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RESOLUTION 1-2024

CLOSE HEARING ON SHORT TERM RENTALS LOCAL LAW

On a motion of Councilwoman Damon, seconded by Councilman Leuer, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved, with all residents having been heard, to close the public hearing at 6:20PM.

RESOLUTION 2-2024

APPROVAL OF THE MINUTES

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved the minutes of the previous meeting on December 13, 2023 are accepted as submitted.

MONTHLY REPORTS RECEIVED

None

ANNUAL REPORTS RECEIVED

None

COMMUNICATIONS

Clerk Carmer read the annual letter from the Association of Towns announcing the upcoming training and appointment of a delegate and alternate delegate.

Clerk Carmer advised that Spectrum is increasing their prices on or about January 30, 2024. Also, Clerk Carmer put recycling calendars on the table and advised that large item pickup will be the Friday of the 2nd full week of the month. There is also a sign-up sheet for residents to switch their newsletter to be delivered via email.

RESOLUTION 3-2024

ANNUAL AUDIT OF DEPARTMENTS

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Councilman Fred Leuer and Councilwoman Gail Damon performed an audit of the Town of Somerset financial records on December 14th, 20th and 30th, 2023 for Code Enforcement, Town Tax Collector, Supervisor's Secretary, Town Clerk and Justice Court and found everything to be in order.

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RESOLUTION 4-2024

PREPAY BILLS

On a motion of Councilwoman Damon, seconded by Councilman Leuer, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that all bills incurred for January that will become due before our February meeting are authorized to be pre-paid.

RESOLUTION 5-2024

EMERGENCY CULVERT REPAIR

On a motion of Councilman Leuer, seconded by Councilwoman Damon, the following was

ADOPTED Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

WHEREAS, on August 3, 2023, Brian Sibiga, PE of Wendel, the Town's consulting engineer issued a report advising that in late July 2023, the Town of Somerset culvert located at 8763 Lakeview Drive experienced a complete failure in the pipe resulting in a hole and split of the culvert pipe, which would endanger the health and safety of residents; and

WHEREAS, the immediate repair of the culvert is necessary to ensure that storm water is properly conveyed and to protect nearby properties from potential flooding; and

WHEREAS, without an emergency declaration, the Town would not be able to complete the emergency repair until 2024; and

WHEREAS, the Town received a proposal from Precision Trenchless LLC, to clean, televise and repair the culvert with a 42" Oval UV CIPP liner and provide bypassing of any flows during construction in the amount of \$104,886.50.

NOW, THEREFORE, BE IT RESOLVED, that in reliance upon said consulting engineer report, this board finds that a public emergency existed arising out of an unforeseen occurrence or condition whereby circumstances affecting the life, health and safety of property residents of the Town, which required immediate attention and could not await competitive bidding and thus constituted an emergency situation pursuant to General Municipal Law Section 103 (4), and be it further

RESOLVED, that the Town Supervisor be and hereby is authorized and directed to contract with Precision Trenchless LLC in the amount of \$107,409.00 for cleaning, televising and repairing the culvert with a 42" Oval UV CIPP liner and provide bypassing of any flows during construction.

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Superintendent Flint advised that the invoice was received this morning, and the project involved the need for 5 more feet of culvert than was originally planned.

SUPERVISOR'S APPOINTMENTS

CONFIDENTIAL ASSISTANT TO THE SUPERVISOR – Melinda Austin

DEPUTY SUPERVISOR – Robin Jansen

HISTORIAN – Amy Dewart

AUDIT COMMITTEE – Councilwoman Damon, Councilman Leuer

PLANNING/ZONING ADVISORY COMMITTEE - Councilman Hotaling, Councilman Leuer

WATER/SEWER/REFUSE/CEMETERY ADVISORY COMMITTEE – Supervisor Dewart, Councilman Hotaling, Superintendent Green, Clerk Carmer

PARKS/RECREATION ADVISORY COMMITTEE - Supervisor Dewart, Councilman Leuer, Superintendent Green, Clerk Carmer

DRAINAGE – Supervisor Dewart, Councilman Hotaling, Superintendent Flint

SENIOR CITIZEN'S ADVISORY COMMITTEE – Councilwoman Damon

PUBLIC SAFETY ADVISORY COMMITTEE – Supervisor Dewart, Councilman Leuer

BUSINESS DEVELOPMENT/TOURISM ADVISORY COMMITTEE – Supervisor Dewart, Councilman Leuer

COMMUNICATION ADVISORY COMMITTEE – Councilwoman Jansen, Councilwoman Damon, Clerk Carmer

REGISTRAR OF VITAL STATISTICS – Clerk Carmer

TAX COLLECTOR'S APPOINTMENT OF DEPUTY TAX COLLECTOR – Clerk Carmer

RESOLUTION 6-2024

ANNUAL APPOINTMENTS

On a motion of Councilwoman Damon, seconded by Councilman Hotaling, the following resolution was

ADOPTED: Ayes	4	Dewart, Hotaling, Damon, Leuer
Nays	0	

REGULAR MEETINGS of the Town Board shall be:

2ND Wednesday of each month at 6:00PM
Somerset Town Hall, 8700 Haight Road.

OFFICIAL DEPOSITORIES for accounts and investments shall be:

Evans Bank, Lockport, NY
M & T Bank, Lockport, NY
Chase Bank, New York, NY

AUTHORIZED SIGNATURES AT BANKS shall be the Supervisor, Deputy Supervisor and Town Clerk.

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OFFICIAL PUBLICATION of the Town of Somerset shall be Lockport Union-Sun & Journal, Lockport, NY

OFFICIAL MILEAGE shall be based on the IRS rate with the rate for 2024 being \$0.67 cents per mile

CREW LEADER for the Water/Sewer/Grounds Department shall be Jim Bukowski

CREW LEADER for the Highway Department shall be Jeff Reeson

DOG CONTROL OFFICER shall be Mark Remington; Deputy – Krista Atwater

ZONING BOARD MEMBER Amos Andrews is appointed for a 5 year term

ZONING BOARD CHAIRMAN shall be Scott Ecker

ZONING BOARD SECRETARY shall be Sandra Lewis

PLANNING BOARD CHAIRMAN shall be Norm Jansen

PLANNING BOARD MEMBER Krista Atwater is appointed for a 5 year term

PLANNING BOARD SECRETARY shall be Sandra Lewis

BOARD OF ASSESSMENT REVIEW SECRETARY shall be Sandra Lewis

SENIOR CITIZEN DIRECTOR shall be Sandra Lewis

NUTRITION SITE SERVICES ASSISTANT shall be Sandra Lewis

RESOLUTION 7-2024

SCHOOLING FOR TOWN OFFICIALS

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes	4	Dewart, Hotaling, Damon, Leuer
Nays	0	

Resolved that schooling for Elected and Appointed Officials, Water Superintendent, Code Enforcement Officers, Assessor and Dog Control Officers when school pertains to respective jobs is duly authorized.

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RESOLUTION 8-2024

DELEGATE AND ALTERNATE TO ASSOCIATION OF TOWNS MEETING

On a motion of Councilwoman Damon, seconded by Councilman Leuer, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that Clerk Carmer be appointed delegate for the Association of Towns meeting, and Supervisor Dewart be appointed the alternate delegate for the Association of Towns meeting.

RESOLUTION 9-2024

APPROVAL OF HISTORICAL SOCIETY CONTRACT

On a motion of Councilman Hotaling, seconded by Councilman Leuer, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that the contract with the Town of Somerset Historical Society for \$7,752.00 for 2024 is approved.

RESOLUTION 10-2024

KENNEL CONTRACT

On a motion of Councilwoman Damon, seconded by Councilman Leuer, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that the contract with Fort Hyde Kennels for \$7,450.00 for 2024 is approved.

RESOLUTION 11-2024

APPROVAL OF SENIOR CITIZENS CONTRACT

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that the contract with the Town of Somerset Senior Citizens for \$6,000.00 for 2024 is approved.

RESOLUTION 12-2024

APPROVAL OF SOMERSET YOUTH BASEBALL CONTRACT

On a motion of Councilman Leuer, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

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Resolved that the contract with Somerset Youth Baseball for \$6,200.00 for 2024 is approved.

RESOLUTION 13-2024

APPROVAL OF AMERICAN LEGION CONTRACT

On a motion of Councilman Leuer, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 3 Dewart, Damon, Leuer
 Nays 0
 Abstain 1 Hotaling

Resolved that the contract with the American Legion for \$1,500.00 for 2024 is approved.

RESOLUTION 14-2024

APPROVAL OF HIGHWAY AGREEMENT WITH VILLAGE OF BARKER

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that the contract with the Village of Barker for providing use of highway equipment and services for 2024 is approved.

RESOLUTION 15-2024

APPROVAL OF WATER AGREEMENT WITH THE VILLAGE OF BARKER

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that the contract with the Village of Barker for providing use of water equipment and services for repair of water lines for 2024 is approved.

RESOLUTION 16-2024

ANNUAL APPOINTMENT OF ATTORNEY

On a motion of Councilman Leuer, seconded by Councilman Hotaling, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved the Supervisor is authorized to execute an agreement with Seaman Norris LLP for 2024 pursuant to the parameters set forth in the budget.

RESOLUTION 17-2024

ANNUAL APPOINTMENT OF ENGINEER

On a motion of Councilwoman Damon, seconded by Councilman Leuer, the following resolution was

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ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
Nays 0

Resolved the Supervisor is authorized to execute an agreement with Wendel for 2024 pursuant to the parameters set forth in the budget.

RESOLUTION 18-2024

ASSESSOR CLERK

On a motion of Councilwoman Damon, seconded by Councilman Hotaling, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
Nays 0

Assessor Clerk shall be Ruth Wendler.

RESOLUTION 19-2024

AUTHORIZE PURCHASE OF STONE, GRAVEL, ETC.

On a motion of Councilwoman Damon, seconded by Councilman Hotaling, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
Nays 0

Resolved that the Superintendents of Departments are authorized to purchase stone, gravel, asphalt, gasoline, tires, etc., at state and county prices.

RESOLUTION 20-2024

AUTHORIZE PURCHASES UP TO \$3,000.00

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
Nays 0

Resolved that the department heads are authorized to purchase up to \$3,000.00 per item without prior Town Board approval.

RESOLUTION 21-2024

AUTHORIZE TO PRE-PAY ITEMS

On a motion of Councilman Leuer, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
Nays 0

Resolved that the Supervisor is authorized to prepay utility bills, contracts and postage.

RESOLUTION 22-2024

AGREEMENT TO SPEND HIGHWAY FUNDS

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that pursuant to the provisions of Section 284 of the Highway Law, monies levied and collected for the repair and improvement of highways, and received from the state for the repair and improvement of highways, \$220,000.00 shall be expended for the general repairs upon 33.42 miles of town highways, including sluices, culverts and bridges having a span of less than five feet and boardwalks or the renewals thereof.

RESOLUTION 23-2024

APPROVAL OF INVESTMENT POLICY

On a motion of Councilman Leuer, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that upon review by the Town Board, the investment policy of the Town of Somerset is approved.

RESOLUTION 24-2024

APPROVAL OF PROCUREMENT POLICY

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that upon review by the Town Board, the procurement policy of the Town of Somerset is approved.

RESOLUTION 25-2024

APPROVAL OF SOMERSET YOUTH BASEBALL LEASE AGREEMENT

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
 Nays 0

Resolved that the Supervisor is authorized to enter into a contract to lease the batting cages to Somerset Youth Baseball with a term of 5 years for \$5.00.

RESOLUTION 26-2024

BARKER FIRE DEPARTMENT APPLICANTS

On a motion of Councilman Hotaling, seconded by Councilwoman Damon, the following resolution was

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ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
Nays 0

Resolved that the applications for Brandon Dent and Timothy Stead are approved.

RESOLUTION 27-2024

AUDIT OF CLAIMS

On a motion of Councilman Leuer, seconded by Councilwoman Damon, the following resolution was

ADOPTED: Ayes 4 Dewart, Hotaling, Damon, Leuer
Nays 0

Resolved that the bills have been reviewed by the Town Board and are authorized for payment in the following amounts:

General Fund	No. 1 through No. 16	\$ 50,161.67
Highway Fund	No. 1 through No. 9	\$ 6,630.07
Sewer Fund	No. 1 through No. 6	\$ 1,461.05
Water Fund	No. 1 through No. 4	\$ 65,367.70

PRIVILEGE OF THE FLOOR

Jim Hoffman asked if there is anything new on battery storage or the pending solar application.

Supervisor Dewart said that there is nothing to report on battery storage. Regarding solar, we received 2 books with answers to ORES questions that are available for review.

Jim discussed more lithium ion battery fires and said that we have "teeth" against battery storage because it does not fall under 94(c). Jim would like to see the solar placed on the landfill but that seems to be completely ignored. He suggested that they move it all to the north side and maintain a buffer.

Curt Smith said that a business in Tonawanda put a solar farm on a capped landfill.

On a motion of Councilman Leuer, seconded by Councilman Hotaling, the meeting adjourned at 6:41P.M. subject to the Call of the Clerk.

Tracy L. Carmer, RMC
Town Clerk



Tracy Carmer <tracy.carmer@gmail.com>

[Somerset NY] STR Regulations (Sent by Francis Scaglione, frankyscaglione@gmail.com)

Contact form at Somerset NY <cmsmailer@civicplus.com>
Reply-To: frankyscaglione@gmail.com
To: tracycarmer <tracy.carmer@gmail.com>

Tue, Jan 2, 2024 at 10:21 PM

Hello tracycarmer,

Francis Scaglione (frankyscaglione@gmail.com) has sent you a message via your contact form (<https://www.somersetny.org/users/tracycarmer/contact>) at Somerset NY.

If you don't want to receive such e-mails, you can change your settings at <https://www.somersetny.org/user/83/edit>.

Message:

To whom this may concern,

I am relatively new to Somerset, and have quickly discovered the charm that locals have known for years... this town is a gem! My wife and I, both high school teachers, were so excited to purchase a cottage in Somerset in the summer of 2022 to share with our family. Being that we are public school teachers (and not wealthy), we purchased this home as a place to spend time with our children, but always planned on hosting STR guests in our absence to make the ends meet. Now, a year and a half after we purchased the home, we finally just began short term rentals in the last couple weeks... only to find out that there are discussions about STR regulations on the table.

We understand the need for some regulations as a safeguard for resident well-being and to preserve the character of this fine town. I respect and honour some regulation, as long as it respects our land-use rights and allows us reasonable freedom to operate our STR in good faith. There were a couple things that I specifically found beyond the line of reasonable expectations / regulations.

Under Section 7-A (Property Requirements), I challenge (i): "the maximum occupancy for each short-term rental unit shall not exceed two (2) people per bedroom shown on the floor plan." My house has two bedrooms / two bathrooms and a couple other private / suitable places for beds / sleeping within the living quarters. Please keep in mind, this is my family's home, not just a rental house to us... so, we are sure to play it safe when it comes to maximum occupancy (among other things). However, I find it absolutely reasonable to allow 6 guests in a home such as mine. I am curious why the law wouldn't take into consideration case-by-case situations to provide fair implementation of the regulations for diverse homes in our town, so long as the sleeping area has appropriate requirements as defined by NYS building code.

Under Section 10-B (Violations), I challenge: "Any person who violates any provisions of this Chapter, or any term or condition of the Short-Term Rental Permit, shall be guilty of a violation punishable by a fine not exceeding \$250.00, or imprisonment..." I certainly play everything fair and by the book, and though I know I don't have to worry about such punishments, I am extremely alarmed that this language of "imprisonment" would even be in such a context. This seems excessive to me.

Thank you for reading and considering my opinion as it relates directly to the town board meeting on January 3.

Sincerely,
Francis Scaglione.



Our wedding package rental fee covers all of the following amenities at no additional cost:

- Access to the property for approximately 3.5 days (for decorating/set up/rehearsal/rehearsal dinner/ceremony/day after pick-ups) - generally Thursday through noon on Sunday
- Tables and chairs included to accommodate up to 200 people in reception and ceremony areas each
- Space for Dance Floor
- Use of Wedding Arbor
- Use of Dressing Room
- Runway field parking
- Use of Fire Pit
- Use of Pig Hill Farm for engagement photos if desired
- Two nights in onsite Honeymoon Cabin (mid century modern home with Hot-tub)



Our seasonal operation includes dates from April through early November.

The cost is \$4500.00 inclusive of insurance fees.

Nonrefundable Deposit of \$500 is required to hold your requested date. We permit payments on the balance which must be paid 60 days prior to your event.

Vendor List is available once contract is signed.

Additionally, we own the local flower shop and provide discounts on flowers if you choose to use us (Minnich's Flowers & Gifts in Webster Springs).

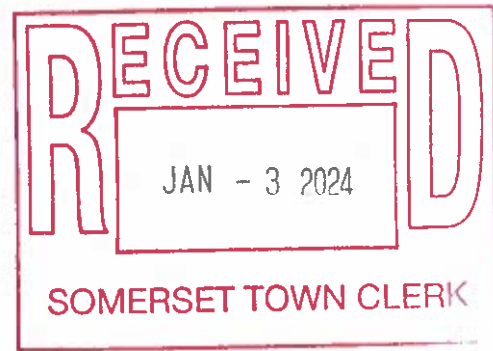
Above the flower shop is a nearly 2000 SF 1920's completely renovated 3 bedroom/1 bath apartment that many of our couples rent for guests, getting ready, wedding night, etc. - check us out on Airbnb or Facebook at The Blue Iris Inn.

Let us know if you'd like to set up an appointment for a site visit. Feel free to call us at 540-533-5764 to schedule or if you have any questions we can answer directly.

Thanks for your interest in Pig Hill where you come for the views but stay for the fun!!

Chris Graham

9121 Lakeshore Drive
Somerset, NY 14012
January 2, 2024



Town of Somerset New York
Members of the Board

Subject: Proposed Regulation of Short-Term Rental Property

Ladies and Gentlemen:

My husband and I have owned our property on Lakeshore Drive for almost 32 years. Over that time, we have seen profound changes to the area of the lakeshore and the community.

Regulation of short-term rentals is affecting communities across the nation, and it has the potential to be positive if done effectively with input from all stakeholders; if not done with all points of view in mind, it has the potential to negatively affect entire neighborhoods and communities.

Our neighbors Andre Pagliaro and Susan Carestia have, in our opinion, been excellent neighbors and owners of rental property. For example, Mr. Pagliaro's property is two lots from our property and the condition of the property now is better than we have ever seen it. Renters of the property have created NO issues for us. We have met several of the renters and their respect for the neighborhood is evident. They also speak of discovering new attractions in the area. They shop at Crosby's and support local eating establishments—something this community truly needs.

It is my hope that the final regulations will represent all points of view fairly and feature clear objective procedures that result from the inclusion of all stakeholders.

Thank you,

Peg Schwabel

https://www.scpolicycouncil.org/bridging_the_divide_a_balanced_approach_to_short_term_rental_regulation

Excerpts from above source: In terms of maintenance, STRs self-police better than long-term rentals simply because owners are regularly keeping up the property to make it presentable for new guests. Meanwhile, bigger safety issues can often be addressed through existing laws or building codes. ...

While the potential downsides associated with STRs are routinely noted by critics, the value they provide to entrepreneurs, guests and even the community deserves more attention.

9121 Lakeshore Drive
Somerset, NY 14012
January 3, 2024

Town of Somerset New York
Members of the Board



Ladies and Gentlemen of the Board:

Thank you for the opportunity to comment on the regulations proposed for short term rentals.

Over my 32 years of property ownership on Lakeshore Drive, much change has come to the village of Barker and to the town. Over two (2) dozen businesses and professional offices have closed. A few of those that have closed include the bank, two restaurants, including Gordie Harper's popular family restaurant (that is now an empty lot), a physician's office, hair and barber salons, and a popular retail establishment. This leads to the inevitable conclusion that the Town and the area needs regulations that will build responsible economic growth.

As currently written (and proposed) the regulations for short-term rental need additional work and input.

In the Town of Somerset's comprehensive plan the following statements are made: "In order to develop a meaningful and useful comprehensive plan, many sources of background information must be provided...a Comprehensive Plan also lends weight to the Town's position when conflicts arise, because this position is based on sound planning and has public consensus behind its findings."

The Town's Comprehensive Plan recognizes the importance of input and consensus and that is exactly what needs to be evident in the proposed regulations for short term rentals.

No one can foresee when--or if--circumstances would cause a property owner to consider offering his or her home for short term rental. Therefore, this proposed regulation affects everyone and input from all stakeholders is important, including responsible owners of short-term rentals that are currently operating and bringing guests to the region who, in turn, bring income to the Town and the area.

Thank you.

Paul Schwabel