



Town of
IRONDEQUOIT
NEW YORK

SHORT TERM RENTAL
PUBLIC INPUT SURVEY

RESULTS REPORT

November 2024

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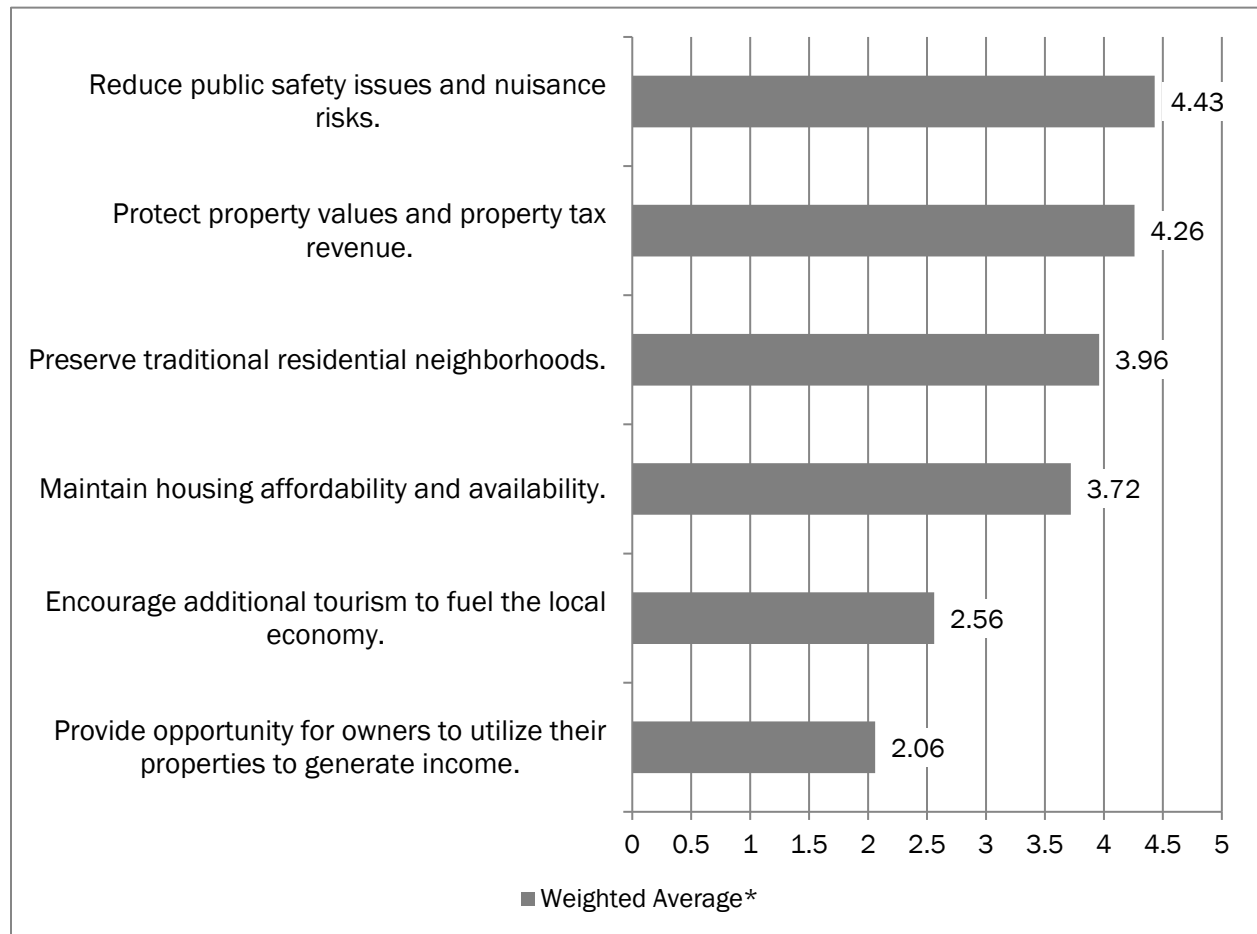


INTRODUCTION

The Town of Irondequoit short term rental (STR) public input survey, conducted from August 21, 2024, to October 2, 2024, gathered a total of 532 responses. The survey aimed to capture perceptions, opinions, and concerns of respondents regarding short term rental properties and operations. This report summarizes the key findings from the survey, which can be utilized by the Town Board to help ensure short term rental regulations reflect the needs and priorities of residents.

QUESTION 1. PRIORITIES

PLEASE RANK THE FOLLOWING TOWN GOALS IN TERMS OF PRIORITY.



This chart uses the **weighted average of the rankings assigned to each goal. Each ranking is assigned a corresponding score. For example, a #1 ranking could be worth 6 points, a #2 ranking 5 points, and so on, down to a #6 ranking, which is worth 1 point. The total score is calculated by summing the points for each goal based on how it was ranked by the respondents. This score shows the average ranking across all responses for each goal.*

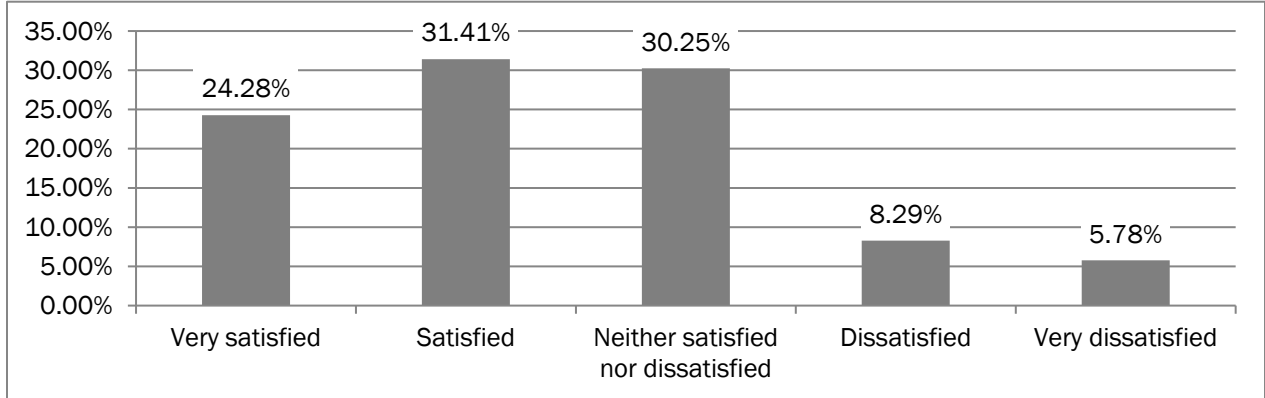
Higher values indicate that a goal was more frequently ranked as a **higher priority** (#1 or #2).
Lower values indicate that a goal was more frequently ranked as a **lower priority** (#5 or #6).

The results of this survey question indicate that residents are most concerned about the core functions of the town – keeping neighborhoods safe, preserving property value, and maintaining housing affordability – while placing less emphasis on economic development through tourism or income generation for property owners.



QUESTION 2. PARKING

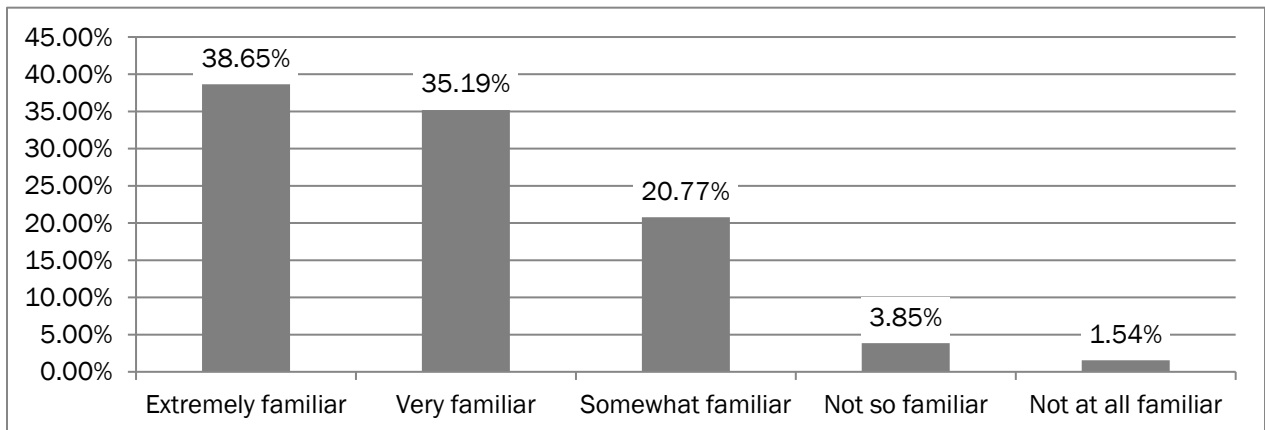
HOW SATISFIED ARE YOU WITH THE AMOUNT OF STREET PARKING IN YOUR NEIGHBORHOOD?



Survey results show that street parking is generally not a significant concern for most residents, but there is still a noteworthy level of dissatisfaction (14%). As the town considers regulations, it may need to address this issue, particularly for areas where short-term rentals are concentrated and/or off-street parking is limited, to prevent further strain on parking availability for permanent residents.

QUESTION 3. FAMILIARITY WITH SHORT TERM RENTALS

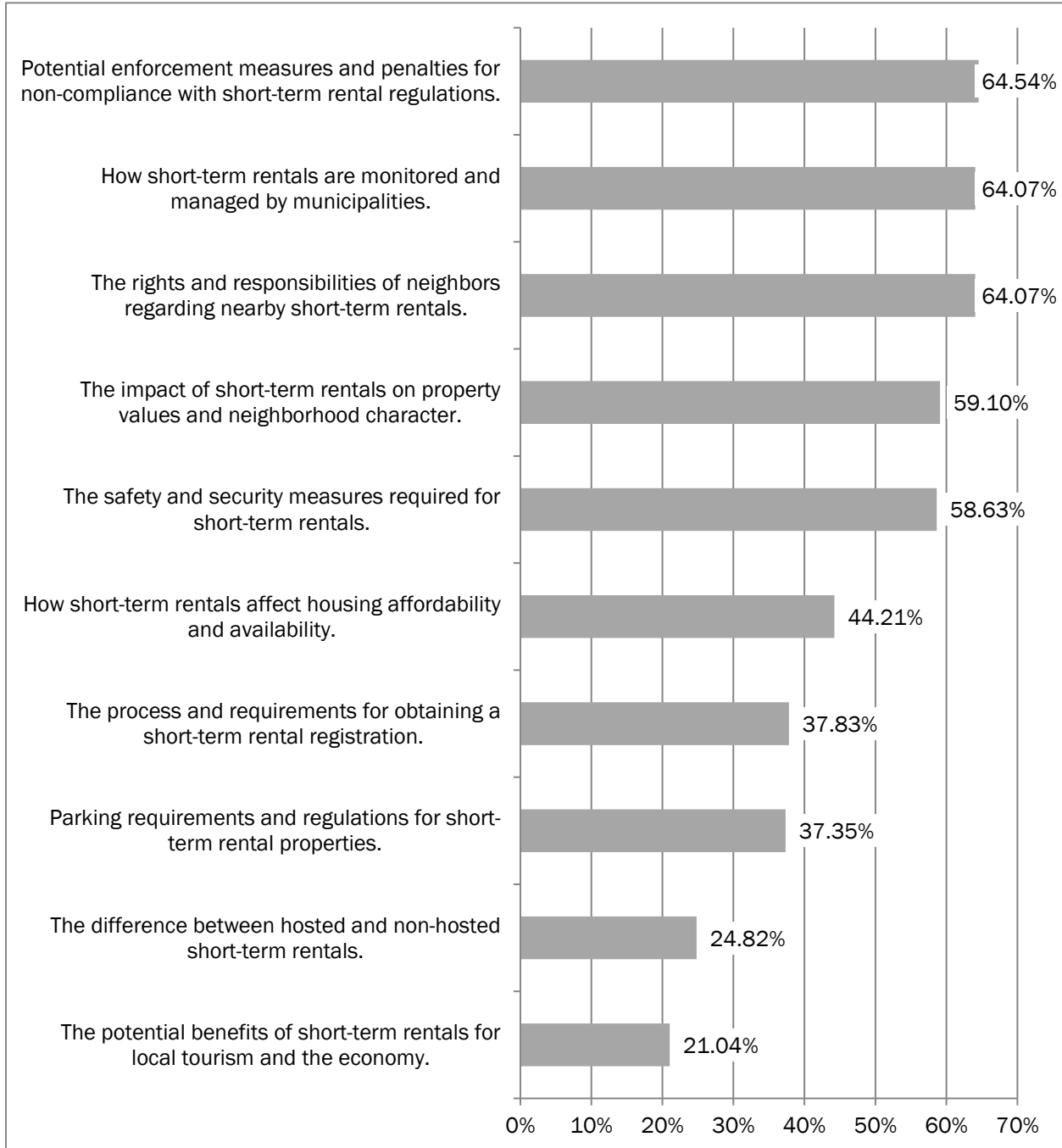
HOW FAMILIAR ARE YOU WITH THE PURPOSE AND OPERATION OF SHORT-TERM RENTALS? SOME PEOPLE CALL SHORT-TERM RENTALS AIRBNB RENTALS, VRBO RENTALS, HOMESTAYS, ETC.



The majority of respondents demonstrated a high level of familiarity with short-term rentals (38.65% reported being extremely familiar, and 35.19% very familiar, totaling 73.84%). Given this, the town may not need to allocate significant resources towards educating residents on the fundamentals of short-term rentals. However, it is also possible that those with prior knowledge of STRs were more inclined to participate in this survey. In either scenario, it is likely that respondents offered insights based on their existing understanding of short-term rentals.

QUESTION 4. INFORMATION ON SHORT TERM RENTALS

WHAT FURTHER INFORMATION WOULD YOU LIKE TO KNOW ABOUT SHORT-TERM RENTALS? SELECT ALL THAT APPLY.

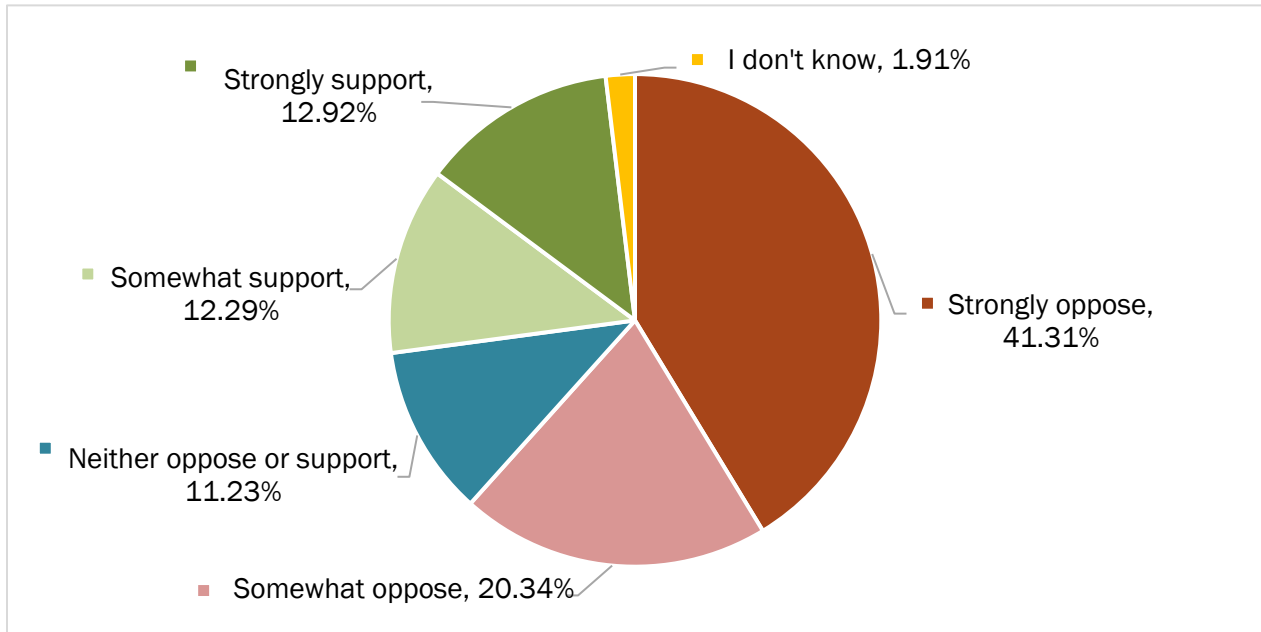


These results show that respondents' focus is on regulation, enforcement, and the direct impacts of short-term rentals on neighborhoods, rather than their potential economic benefits. Respondents are looking for clear guidelines and reassurance that short term rentals will be properly managed to prevent negative effects on property values, neighborhood safety, and housing affordability.



QUESTION 5. SUPPORT & OPPOSITION

WHAT IS YOUR LEVEL OF SUPPORT OF, OR OPPOSITION TO, THE PRESENCE OF SHORT-TERM RENTALS IN YOUR NEIGHBORHOOD?



The majority of respondents either have concerns about or oppose short-term rentals in their neighborhood, with opposition being the more predominant stance (over 61%). A smaller but still notable group (around 25%) supports short-term rentals. These results suggest that public opinion may favor stricter regulations or limits on short-term rentals due to concerns among residents.

CAN YOU PLEASE ELABORATE ON THE REASONS WHY YOU EITHER SUPPORT OR OPPOSE SHORT-TERM RENTALS IN YOUR NEIGHBORHOOD? WHAT ARE THE POSITIVE OR NEGATIVE IMPACTS OF PERMITTING SHORT-TERM RENTALS IN THE TOWN OF IRONDEQUOIT? WHAT CONCERNS DO YOU HAVE? WHAT ASPECTS ARE YOU LOOKING FORWARD TO?

The opinions expressed show a clear divide in Irondequoit regarding short-term rentals. While some residents appreciate the potential financial and tourism benefits, the overwhelming concerns focus on community integrity, safety, property values, and housing availability. Most respondents suggest strong regulations and strict enforcement to avoid negative neighborhood impacts.

KEY CONCERNS

- Community Disruption
 - Transient nature of short-term rentals negatively impacts neighborhood cohesion and sense of community.
 - Frequent guest turnover raises concerns about safety, noise, and loss of neighborhood character.



- Noise & Safety
 - Potential for increase in noise (parties, late-night-gatherings, etc.) disturbing the peace in residential neighborhoods.
 - Safety concerns with strangers regularly cycling through the neighborhood without ties to the community.

- Property Values
 - Concerned that short-term rentals could negatively affect property values.
 - Perception that short term rentals may lead to poorly maintained homes and disruptive guests which results in a general decline in the desirability of a neighborhood.

- Housing Availability
 - Concern over the impact of short-term rentals on housing availability and affordability
 - Fear that investors and corporations could buy homes for the purpose of operating short-term rentals, limiting available housing stock for permanent residents and driving up property prices.

- Concerns about Enforcement
 - Concerns about the effectiveness of regulation and monitoring of short-term rentals.
 - Fear that without strong enforcement mechanisms, problems like noise, parking, and general upkeep of properties could become widespread.

POTENTIAL BENEFITS

- Tourism and Economic Benefit
 - Recognition of the potential economic benefits that short term rentals can bring to Irondequoit.
 - Could encourage tourism, bringing more visitors who would spend money at local businesses and help boost the local economy.
 - Operating a short-term rental could provide supplemental income, helping to offset the cost of homeownership.

- Property Maintenance
 - Some argued that short-term owners might maintain their properties at higher standards as good reviews are critical for the success of their rentals.
 - Could potentially lead to better-maintained homes compared to long-term rentals or neglected properties.

- Freedom for Homeowners
 - Some noted that homeowners should have the right to rent out their property as they see fit.
 - Argue that with proper regulations, short term rentals could co-exist with long-term residents. Proper regulations can prevent issues like party houses and overcrowded rentals.



ADDITIONAL COMMENTS

DO YOU HAVE ANY ADDITIONAL COMMENTS OR SUGGESTIONS REGARDING SHORT-TERM RENTAL REGULATIONS IN IRONDEQUOIT?

KEY THEMES

- Desire for Regulation
 - Desire for clear regulations to manage short-term rentals including:
 - Annual inspections
 - Background checks for renters
 - Noise control
 - Local owners who can quickly respond to on-site issues
 - Suggestions include limiting the number of properties an individual or entity can own to prevent large-scale STR ownership that could negatively impact housing availability.

- Concerns about Community Impact
 - A large portion of respondents worry that short-term rentals will disrupt Irondequoit's sense of community, fearing the increase of noise, crime, and transient neighbors.
 - Concern about the negative impact on property values, neighborhood cohesion, and safety.

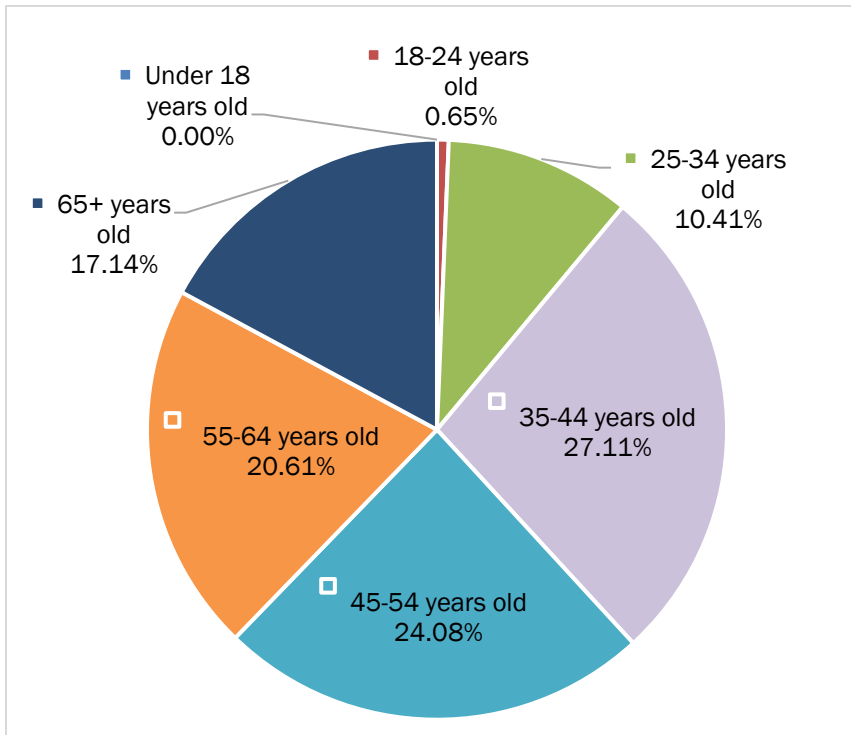
- Support for Limited Short-term Rentals
 - Some respondents believe short-term rentals can be beneficial if regulated correctly.
 - See short-term rentals as an opportunity to increase tourism, bring in tax revenue, and provide income to property owners.
 - Emphasize the need for strict oversight and community approval.

- Opposition to Short-term Rentals
 - Some respondents oppose short-term rentals altogether, citing experiences with long-term rentals as problematic and expressing fear that the introduction of short-term rentals will exacerbate existing issues.
 - Call for a complete ban or stringent restriction on short-term rentals.



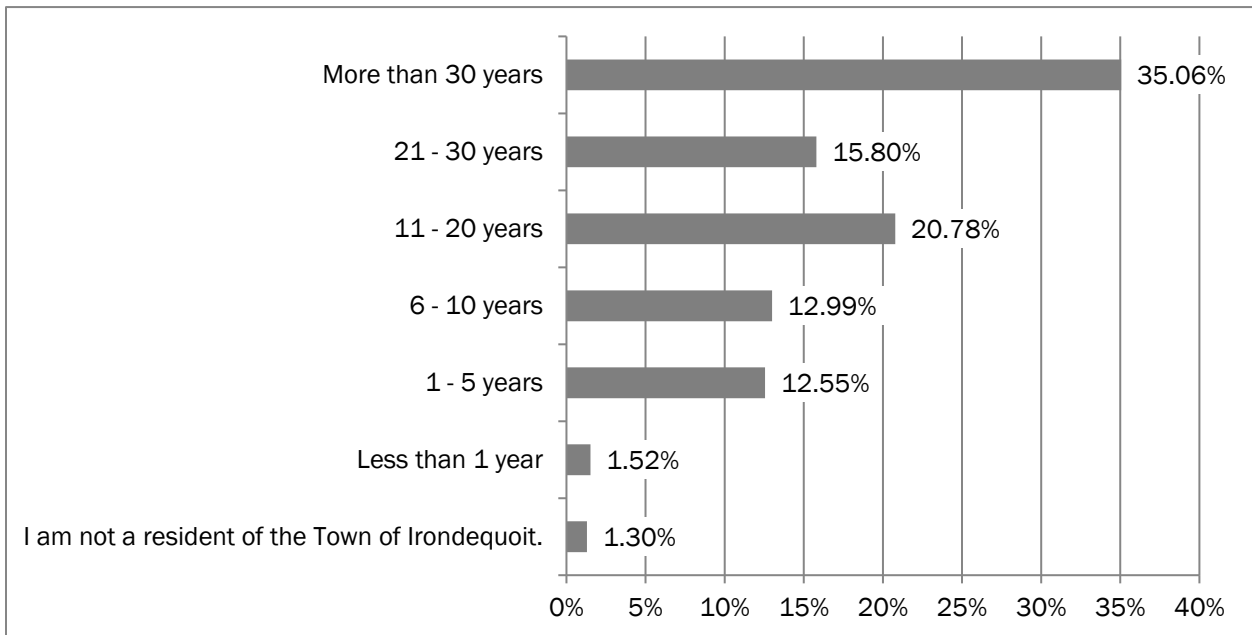
DEMOGRAPHICS

AGE GROUP



Most respondents are between 35-64 years old, making up over 70% of the total. This suggests that the perspectives gathered may heavily reflect the views of mid-career professionals, families, and those nearing or in retirement. Younger adults (18-34 years old) are underrepresented, which could indicate either a lower level of interest or different engagement with community issues. The absence of respondents under 18 is expected for a survey focused on community regulations like short-term rentals.

LENGTH OF RESIDENCY



The survey appears to be heavily influenced by long-term residents, with those living in Irondequoit for more than 30 years forming the largest segment. There is a smaller representation of newer residents (who have lived in Irondequoit for fewer than 10 years).



NEIGHBORHOOD

When asked what neighborhood or area of Irondequoit do you live in, some of the most commonly mentioned areas included:

- Eagle Heights
- Winona Woods
- Summerville
- Lakeside

Other notable neighborhoods mentioned include Laurelton, Briairwood Triangle, SeaBreeze, Point Pleasant, and Pardee Hill. There were several unique entries, including specific streets like Culver Road and Titus Avenue as well as proximity to local landmarks (schools, zoo, bay, etc.).

CONCLUSION

The Town of Irondequoit's short-term rental public input survey has provided valuable insights into residents' views on short-term rentals. The majority of respondents expressed concerns about the impact of short-term rentals on their neighborhoods, with notable opposition to their presence. Many residents indicated a strong desire for clear enforcement measures and better regulation, particularly concerning public safety, property values, and neighborhood character. Additionally, a large portion of respondents requested more information about how short-term rentals are monitored by the town and the responsibilities of property owners and neighbors. While a smaller subset of residents showed support for the economic and tourism benefits short-term rentals may bring, the overarching sentiment reflected concerns regarding community stability and housing affordability.



SOURCE DATA

QUESTION 1. PRIORITIES

Please rank the following town goals from (#1) to (#6), with #1 representing what you believe should be the town's highest priority and #6 representing the lowest priority.

Preserve traditional residential neighborhoods.		Reduce public safety issues and nuisance risks.		Protect property values and property tax revenue.		Maintain housing affordability and availability.		Provide opportunity for owners to utilize their properties to generate income.		Encourage additional tourism to fuel the local economy.	
Rank	Count	Rank	Count	Rank	Count	Rank	Count	Rank	Count	Rank	Count
1	117	1	168	1	92	1	101	1	28	1	23
2	116	2	113	2	154	2	82	2	28	2	36
3	96	3	113	3	153	3	85	3	29	3	53
4	88	4	71	4	79	4	142	4	55	4	94
5	54	5	44	5	33	5	67	5	112	5	219
6	58	6	20	6	18	6	52	6	277	6	104

QUESTION 2. PARKING

How satisfied are you with the amount of street parking in your neighborhood?

Answer Choices	Count
Very satisfied	126
Satisfied	163
Neither satisfied nor dissatisfied	157
Dissatisfied	43
Very dissatisfied	30

QUESTION 3. FAMILIARITY WITH SHORT TERM RENTALS

How familiar are you with the purpose and operation of short-term rentals? Some people call short-term rentals Airbnb rentals, Vrbo rentals, Homestays, etc.

Answer Choices	Count
Extremely familiar	201
Very familiar	183
Somewhat familiar	108
Not so familiar	20
Not at all familiar	8



QUESTION 4. INFORMATION ON SHORT TERM RENTALS

What further information would you like to know about short-term rentals? Select all that apply.	
Answer Choices	Count
Potential enforcement measures and penalties for non-compliance with short-term rental regulations.	273
The difference between hosted and non-hosted short-term rentals.	105
The rights and responsibilities of neighbors regarding nearby short-term rentals.	271
How short-term rentals are monitored and managed by municipalities.	271
The process and requirements for obtaining a short-term rental registration.	160
The impact of short-term rentals on property values and neighborhood character.	250
How short-term rentals affect housing affordability and availability.	187
The potential benefits of short-term rentals for local tourism and the economy.	89
The safety and security measures required for short-term rentals.	248
Parking requirements and regulations for short-term rental properties.	158

QUESTION 5. SUPPORT AND OPPOSITION

What is your level of support of, or opposition to, the presence of short-term rentals in your neighborhood?	
Answer Choices	Count
Strongly oppose	195
Somewhat oppose	96
Neither oppose nor support	53
Somewhat support	58
Strongly support	61
I don't know	9

QUESTION 5. SUPPORT AND OPPOSITION

Responses
Can you please elaborate on the reasons why you either support or oppose short-term rentals in your neighborhood? What are the positive or negative impacts of permitting short-term rentals in the Town of Irondequoit? What concerns do you have? What aspects are you looking forward to?
It seems hard to regulate, if they're going to be here, I'd prefer to have some ground rules. It would be good to bring people into the community who otherwise wouldn't visit due to lack of affordable or convenient temporary lodging (one hotel).
My main concerns are keeping our town affordable for local families (as we are currently under a lot of pressure with cost of living, taxes, and the rapid rise of home prices), and safety/security.
I am not aware of situations whereby neighbors are glad the property next door is an Airbnb. The deliberate anonymity of short term rentals is antithesis to the definition of a neighborhood.



<p>Concerned about losing sense of community when you don't know who's temporarily residing in your neighborhood. Also have safety concerns and am concerned that property values may decrease.</p>
<p>As long as there is a manager of the property, I have no problem with renting. It is your right to rent if you want.</p>
<p>As a homeowner, its unnerving knowing people are coming and going in your neighborhood (whether good or bad). The street parking (and parking in front of my home) infuriates me. People coming & going all hours of the night, making noise, slamming car doors while I'm sleeping and disturbing my general peace.</p>
<p>We can barely afford our home. We have a massive homeless population, we have a massive welfare population. Why allow homes meant for the people of OUR community be allowed to exist and be reserved for travellers ?? We have hotels for that. It would be a shame to show our community we don't care about them being unhoused because we care more about travellers who will only come for half the year anyhow. Who is travelling here in snowstorms when sea breeze is closed and beach is covered in ice ? No one. So those houses will remain empty while our OWN community members are shown how valued they are while getting frostbite under the bridges at night .</p>
<p>Provide the town with tourist money. Provide income for local people who rent out their property.</p>
<p>Concerned about noise, safety</p>
<p>Loud renters that leave garbage at our deeded waterfront.</p>
<p>As someone in the Real Estate industry, short term rentals are much more frequently used for families in transition and/or displaced due to a move or a significant life change (fire, divorce etc). We also have an abundance of colleges and hospitals in the area. I see a TON of renters use STR for purposes of staying locally for hospitalized relatives or kids they are visiting in college. I have owned a short term rental (outside of our area) for 5 years and have YET to have a complaint or a problem. House pricing has elevated to a point where the majority of homes in our area wouldn't be a feasible option for return on investment anyhow for STR ... I believe irondequoit will not be negatively effected by STRs so long as there are reasonable regulations in place.</p>
<p>I'm concerned about housing availability for residents. The short term rental market drives out opportunities for long term rentals that are needed for the community that lives and works here.</p>
<p>This will destroy the neighborhood. You are welcoming absentee owners, and people buying up the already short supply of homes. It's great to see other 30-something's with young families moving in. STRs will prevent that. Any short gain you think you'll get will quickly be negated by the problems that come with rentals. Also, who is even going to rent them? This isn't a touristy area</p>
<p>It's so hard to find a house. It just feels like a house for sale should go to full time residents, not an investment property. I have no problem with long term rentals.</p>
<p>I was raised in irondequoit and am raising my kids here but I am stuck in an apartment because there aren't enough houses to go around. Residents should live in the houses.</p>
<p>I don't mind the idea of short-term rentals. For me it depends highly on the physical location of the dwelling. Not too close to other homes and not in the middle of a neighborhood street. The noise and constant resident switching can be bothersome to permanent residents. The option is great to bring visitors but I'd like strict fines or penalties for violations to properties.</p>
<p>Community disruption: Short-term rentals can disrupt the sense of community and quality of life for permanent residents</p>



<p>Id like to see residents be able to do what they like with their property. That only right. I support STR but with responsible regulations to keep them in check. But having the tourism is great too</p>
<p>From what i see most short term are well taken care of and maintained vs the many long term rentals in area</p>
<p>worry about issues of just renting for parties etc. will it burden out IPD from other issues if they have to keep going to a rental with issues.</p>
<p>We live next to one that allows pets, some “guests” have no regard for others property.</p>
<p>Noise, parties, lack of respect for neighbors, lowering of property values.</p>
<p>Residents will change often so you will never really know who is living there.</p>
<p>The houses that are rented out are neglected with no enforcement from code regulations or noise/nuisance regulations. I mean the town could do better in both those respects in general.</p>
<p>I live in a small neighborhood that's somewhat isolated in a corner of the town. We have enough long term rentals, we don't need a constant influx of strangers.</p>
<p>Rentals have become an eye sore on my street. We have 2 already & the current renters have disregard for the neighbors, children, noise, etc. We will be moving if problems continue. It's so discouraging.</p>
<p>People buying up properties just to use for short term rentals drive housing stock lower and prices higher. I was lucky to buy my house before the 2018+ market upswing and won't complain about the appreciation but housing should go to families not to investors.</p>
<p>Concerns with nuisance activity, possibility of persons refusing to leave, speeding/street donuts in church parking lot, unlawful gatherings.</p>
<p>Short term rentals in a town like Irondequoit serve little purpose to anyone other than the individual financially benefiting and potentially the guest for experiencing our wonderful town. While the benefit the individual visiting the town does provide some perspective to others about our town, the cons that come with these short term rentals greatly outweigh the benefits. Most importantly, the fabric of a neighborhood where individuals can get to know each other, raise families next to each other, and build life-long relationships has a great potential to be negatively impacted. On top of that, issues of property value preservation and public safety come to mind. Will the guests that are visiting for a weekend to go to Ontario beach going to think about their impact to the neighborhood as much as a homeowner would? This same exercise can be applied to how a guest would feel about any aspect of being in our town compared to a homeowner or renter. The only way I see this NOT negatively impacting the area / neighborhood is if short term rentals were relegated to only being in rooms where the primary resident still resides all the time, or relegated to mother in law suites on a property where, again, the primary resident still resides at all times.</p>
<p>Short term rentals are often used for parties and disrupt neighborhoods. Renters have no connection to the neighborhood and have no stake in respecting the property and surrounding neighbors.</p>
<p>More housing options and increase income</p>
<p>My next door neighbor rents as AIRBNB weekend parties until 4 am garage never out on time sits in Front of the house to tge point were we niw see rats in the back yard smoking marijuna to the point were I don't go outside anymore can't open my windows my grandkids don't enjoy the back yard or the pool. I've complained to the town the health department for the rats. Nothing done.</p>



<p>There are enough rental apartments condos that residential neighborhoods should not be turned into short term rentals. Short-term renters are not owners therefore would not take care of property like a homeowner would.</p>
<p>I am not comfortable with short term rentals in my neighborhood. Relationships with neighbors are crucial to have people invested in our neighborhoods.</p>
<p>I don't necessarily oppose but I need to understand my rights as a neighbor and the impact to my property values.</p>
<p>Short term rental properties generally have causes issues in neighborhoods where long time residents reside</p>
<p>Houses should be for long term family use not as a source of revenue to be exploited. The ability for short term rentals to negatively impact our neighborhoods is to great to leave to chance.</p>
<p>Less government, more freedom</p>
<p>As long as the renters observe the rules and are respectful with the neighbors, this should not be a problem.</p>
<p>Air bnb owners are required to keep their properties in immaculate shape and condition in order to maintain 5 star reviews from guests. As long as there is rules and a permit process in place to ensure the owner is compliant then it's a no brainer</p>
<p>I believe a responsibly run short term rental is fine. There needs to be regulation and process to retract a short term rental that is disruptive to neighborhood. There should be a limit of the number of short term rentals in a particular neighborhood, too many rentals can destabilize the neighborhood .</p>
<p>Increases tourism in less traveled areas boosting spending in local stores/restaurants. Allow homeowners to make extra income. Provide more affordable options for incoming tourists</p>
<p>We would like the opportunity to Airbnb our home in the future. I do see the importance of regulations and a cap per neighborhood or street.</p>
<p>I think it helps the home owners and the economy but I am concerned about the safety for those that neighbor those houses.</p>
<p>It would be nice to be able to have tourists visit our town and support our local economy and businesses</p>
<p>Short term rentals are incentivized or punished through reviews given from renters. If a property is in poor condition the negative reviews will have an immediate and direct impact on the demand for the property. to be updated, safe and well-maintained through the positive reviews given by those which have an immediate and direct impact on people deciding whether to rent or not. In general short term rentals tend to be very well maintained.</p>
<p>They're a great way to bring people to the town and area.</p>
<p>I support rental ownership, IF regulated properly, they are well maintained and add value to the neighborhood as many owners put money into these homes, have them cleaned frequently, value curb-appeal making the neighborhood/street more attractive and being tourism to the community. IF rentals are allowed to have parties or more guests then a home can sleep, this is a problem. Of bigger concern is the lack of monitoring of homes that are abandoned, run-down, with garbage outside, over-grown, allowed to literally fall to the grounds without the town taking action. I live across from a home that has not had a resident living in it for 32 years, as reported by oldtimes on the street, there are animals in and out of it and it is only a matter of time before the mice/rats come across the street to us.</p>



<p>whenever I travel, I look to stay at a short term rental first there more affordable, more spacious more accommodating of our needs, and in areas where we get to know the locals, both individuals and businesses I think it is an absolute win for everybody if they are run by responsible homeowners</p>
<p>Too many problems with short term rentals because the renters have no interest in the neighborhood.</p>
<p>How do residents benefit from said rentals? The taxes go to government and what are the regulations and penalties for not following. You need a permit to build anything what about rentals</p>
<p>Hosted short term rentals should almost always be allowed. It's a great way to make some extra cash during big events. Full house short term rentals can be questionable. But tend to be better maintained than leased properties.</p>
<p>Crime is so high i don't want any more strangers in my neighborhood, and it brings down property value. I moved out of the city to irondequoit to get away from all the problems with renters. Also in regards to your street parking question, too many people park all over the streets, they need to park legally and use their own driveway, this isn't a ghetto.</p>
<p>Short term rentals is way to utilize one's real estate assets to generate income. It allows the forces of capitalism to occur, providing additional lodging supply to satisfy the demand for short term rentals which keeps lodging prices fair. It also increases the appreciation of real property overall as it adds an income generation and investment opportunities for families or individuals. It also encourages tourism and shelter for displaced families in need to short term lodging. Regulation of short term regulations should be in place to keep neighborhoods peaceful. For example, occupancy and parking limitations based on reasonable capacity for the residence. This makes it fair for those that rely on the short term rental business model as an income source while also preventing any negative impacts on neighborhoods. Penalties or revokation of permits should be in place for those "bad apples" that don't abide by or enforce regulations for their short term rental but should not spoil the opportunity for others to reap the benefits while imposing little impact on the peace and safety of our comminuties.</p>
<p>Repeated, very negative, hands-on experience with renters a) renters that don't respect the peaceful culture of Irondequoit's neighborhoods, and b) profit-oriented, irresponsible property owners</p>
<p>Government should not be taking more and more and more rights from property owners. Left loves following more marxist examples. Left wants total control over everyone. It never stops</p>
<p>The access along Bateau Terrace is horrible, cars parked blocking emergency access and hostile drivers. Also NW corner of Bateau is too steep to climb and, as a disabled person, I appreciate a walkable sidewalk, not an accident waiting to happen.</p>
<p>Having short term rentals in residential neighborhoods degrade the quality of life for the residents. Short term rentals should be relegated to certain areas such as near tourists area.</p>
<p>Short term rentals will boost local economy, tourism growth, increased tax revenue for the town.</p>
<p>We purchased and continual to stay in our home for the feel of a neighborhood and that would be lost with short term rental.</p>
<p>I'm concerned about noise, transient nature of short term rentals, reduction of housing stock, decreases in long term rentals for families who need housing. Increases in rental costs for long term housing. Not knowing the people in the neighborhood (air B&B renters) loosing the character and feel of my neighborhood. I live in a perfect neighborhood in Irondequoit I'd hate to see that negatively impacted by potential rotating door of people in and out of the neighborhood who aren't</p>



invested in the nature and feel of the streets we call home. I feel it would have to be very strongly regulated if it were allowed at all.
Excessive noise, cars and trash
The properties I've seen that are STR seem to be well taken care of! Not like long term homes that are ugly and run down.
In the state of NY the eviction process for a long term renter is unreasonable. The hoops one has to jump through to get a destructive nonpaying tenant evicted is completely ridiculous. Until that changes I fully support a person who wishes to pursue short term renters over long term renters. The issues are fewer with short term renters. Also I don't know that I support our elected officials focusing or implementing additional regulations on short term rentals. As it will likely result in additional fees for permits with no benefits to the home owner. We already pay enough in taxes and should be able to do as we wish with our property.
I don't want strangers coming and going. I don't want STREET PARKING!!! Dangerous for our children!!!
People live in their homes, whether rented or owned
I like to use STRs when I travel and enjoy being in a neighborhood during my stay. So I figure I should be open to them in my own neighborhood
Residential neighborhoods do not need the parties, noise, and excessive vehicles involved with short-term rentals .
Short term rentals bring problems: no pride of ownership of property, upkeep, noise, not on schedule of residents in regard to sleep hours for school or work.
Negative impact on neighborhood identity, safety. We don't need tourism.
No
I see both pros and cons to short term rentals. I suppose it depends on how short term renters are vetted to mitigate potential problems for neighbors of the homes utilized for this purpose.
Benefit is to an individual owner of the short term rental. I don't see any benefit to our traditional neighborhood. Short term rentals bring individuals into a neighborhood that have little concern for the neighbors.
Concerns for safety it would also take away the neighborhood feel
Noise, crime, too many cars on residential streets
Seeing as how Irondequoit is not much of a "tourist" town, I'm not overly concerned about a huge number of Stars here, but I might have some concerned about issues in the future if clear and sensible regulations aren't set up now. I would hope they would look at any problems that other areas have run into and work proactively to avoid them here.
These are businesses that boost the economy.
I am concerned that outside investors with little stake in the community will buy up properties and turn them into short-term rentals and thereby increase property prices for those who wish to make live here.
Transient look and absentee landlord issues.
In a neighborhood we want continuity. We want to know we have a safe place for our kids, for people that live in the neighborhood. How do we know if the short termed renter is a sex offender or psychopathy criminal history. We do not like transients in a neighborhood. Keep em out of our neighborhoods.



<p>Many short term rentals properties are purchased as investment vehicles by large investment firms or by out of state owners. The concerns and priorities of these owners are very different than those of resident owners. In cities and towns around the world, the problems associated with STRs are legion and can lead to substantial negative impacts for resident owners and neighbors. Due to the differing priorities of STR owners, for example, support for local services and community investments (e.g. a community center) may be out of step with local residents owners. I urge a cautious posture towards allowing STRs, and close and regular public monitoring of their impacts.</p>
<p>Outside investors potentially driving real estate up faster than the economy can support</p>
<p>Oppose the concept of using residential neighborhoods for profit and fear that nonresident investors will buy properties. Irondequoit homes have become less affordable and in short supply since the Pandemic and short term rental opportunists could make the situation worse.</p>
<p>I oppose - nobody wants a constant flow of strangers on their street</p>
<p>I have enjoyed using both VRBO and Airbnb in the past. I support property owners making responsible and respectful decisions about their own properties.</p>
<p>My concerns are the types of people that would use this service & lack of respect they seem to have regarding neighbors</p>
<p>Nuisance issues, property values,</p>
<p>I enjoy the idea of being able to provide my home as a short term rental, but I also don't want loud and obnoxious people staying next to my own home.</p>
<p>The people renting don't have the same level of respect for neighbors and neighborhood. Section 8 housing has had 40+ year West Irondequoit residents move because they have been victims of their rental neighbors. Police state hands are tied</p>
<p>Degradation of the neighborhoods</p>
<p>lowers home values</p>
<p>Bringing visitors to Irondequoit is great for the economy. The lake and seabreeze is a great place to visit. Visitors stay and they spend money locally helping local businesses. When i travel i love experiencing a place by emerging myself and staying in the community. This will make guest fall in love with the area and return. Besides a few city bordering hotels, no where for visitors to stay. Irondequoit is should be inclusive of all including visitors.</p>
<p>Already some houses have turned into rentals and property are not being maintained. Cars coming and going (obviously not a family renting??) Short term not only be a nuisance but add to the housing shortage we are experiencing in Irondequoit.</p>
<p>These neighborhoods are for families to live in. For families to own their homes and live in them. Short term rentals do nothing to contribute to our neighborhoods. Neighborhoods! Where we know all the old people and little kids and talk to each other.</p>
<p>I do not believe that people who pay taxes should be told what they can and cannot do with the property they own as long as they are not being disruptive or breaking any laws.</p>
<p>As long as the renters are quiet and responsible, and the owner takes care of the property, I have no objections to short term rentals.</p>
<p>I used to live In a small beach town in Florida. It is no longer a town, now it is an open air hotel as most of the houses have been bought up and rented out as STRs. It has decimated the town and brought in tons of drunk driving, vandalism, and nuisance. Worst of all, it is impossible for any normal person to buy a home and live there. This town isn't a beach vacation town. Don't try to turn it into one. The taxes here are sky high as it is. You do not have the ability to regulate or enforce rules related to STRs. You will be fighting</p>



<p>against giant private equity to try to do so. This might start as a way to let homeowners make a little money, but it will turn into rampant absentee ownership. Drive a mile or two south if you want to see what that looks like.</p>
<p>Prefer living in a neighborhood where I know who lives nearby and that the property will be taken care of at all times. We 've lived here for 44 years and already have 2 rentals on the block. Not happy about that.</p>
<p>When we have family come in from out of town we are often having to put them up in hotels in Webster or Henrietta, which ultimately leads to us spending our money in neighboring towns to accommodate our guests.</p>
<p>Losing opportunity for long term residents that will add value to the community and decrease available housing for people looking to move into Irondequoit, disrupting neighborhoods with unfamiliar people coming and going constantly from the short term housing, potential noise disturbances and lack of long term investment and contribution to the community due to the short term nature of the housing. Bringing tourism to the community would be beneficial but the short term housing would require regulation to control the negative aspects of it. I would like to see this community thriving and more money put into upkeep of neighborhoods, sidewalks, public spaces and keeping the town aesthetically pleasing. I.e weeds growing out of control on sidewalks and roads on Titus ave.</p>
<p>More tax revenue for our town</p>
<p>This is a quiet neighborhood and I'd like it to stay that way.</p>
<p>Extremely concerned about out of town landlords and private equity firms buying up properties en masse. It WILL happen and it will prevent families from being able to move to Irondequoit</p>
<p>I want to know who is living in my neighborhood. I know my neighbors.</p>
<p>The primary concern with str's is the possibility that some guests may behave disrespectfully. There are also home owners in irondequoit who behave disrespectfully quite regularly. The true issue is with how crime and punishment is approached in NYS.</p>
<p>The housing market is so hard for people right now. The town is pro housing community. Short term rentals take away from the opportunity for people to settle and live in the community. Non owner occupied short termed rentals act as a hotel which there are plenty in Rochester. We have a shortage of homes available and they could be possibly bought for the idea of short term rentals. This was happening. Also some people do long term rentals. Those opportunities could change. Landlords could switch to short term. I have no issue if a homeowner lives in a home and does this. The thought of more and more single family homes being used for this is sad. It's the opposite of pro housing and it doesn't benefit the town. I have heard what people have said at the town board meetings for a few years about the Airbnb's down by the lake. Renting for parties, loud at night, blocking the street, extra people etc. i don't want that around my family. Nor do my neighbors. We work hard to have our homes The only way this would work is if the owner is living in the airbnb.</p>
<p>We are in a nation wide housing crisis and these rentals steal from existing properties that could become someone's home so that a land lord can make extra income. Housing should be a priority for all of our residents and community members. When people are housed, they're less likely to commit crimes. We need to center people over profits. Instead of permitting short term rentals, fund affordable housing initiatives.</p>
<p>https://kingstontenantsunion.org/six-shocking-facts-about-airbnb-in-ulster-county-and-new-york-state/ Please read to learn more about why these should not be permitted in our town</p>



<p>We have them in the neighborhood. Constant turn over of people who are on vacation in a residential neighborhood. They come onto neighbors property and several have unleashed dogs.</p>
<p>I'll preface by saying that we ARE Airbnb hosts, registered with the town of Irondequoit. We strongly support having the town continue to allow rentals where the hosts are either present in the home, like we are, or living nearby. There are many benefits to the town: guests spend \$ in Irondequoit (we always recommend places to eat and shop in Irondequoit), hosts like us keep the appearance of their properties up to make a good impression for our guests. We do understand the difficulties when hosts are not present and believe there should be regulations regarding this aspect of short-term rentals: a host or property manager should live in the home or within 10 miles, in order to handle any difficulties, parking should be limited, neighbors should be able to report any problems to the town.</p>
<p>We have one in our neighborhood and haven't had any problems. As a consumer I like to stay at them. I had a wonderful weekend in the lake up in Hilton. Don't see a reason to block them unless there are issues. Should be on a case by case basis.</p>
<p>Purchased a home in a residential neighborhood what to keep it that way NO ABB, NO RENTALS</p>
<p>Heard of many cases where local people use them to party</p>
<p>Renters will bring down property value and safety of neighborhoods.</p>
<p>Short term rentals limit the availability of affordable housing in the area, but that's a bigger concern in cities than suburbs. I do want to support the local economy so I think as long as the stays are hosted by local homeowners and not absentee landlords it might be okay.</p>
<p>In a time where rent is skyrocketing it is immoral to use potential homes as secondary income when there are homeless students in the districts</p>
<p>Owner should be able to use the property the way they want. Renting or short term.</p>
<p>Had one experience in our neighborhood and it did not go well. Awful experience and DO NOT wish to ever have this happen again.</p>
<p>our residential area is not conducive for an in and out atmosphere</p>
<p>A short term rental is considered a business hence violating running a business out of your home. In the Summerville/white city area there is multiple short term rentals in a small area.</p>
<p>I think it will positively impact our town by bringing some tourism, thus stimulating the economy and supporting our local businesses</p>
<p>Don't know.</p>
<p>They negatively affect the availability of homes for purchase by those who would actually live in the neighborhood and have a stake in the quality of life in our neighborhood.</p>
<p>I don't think it's the government's place to tell people what they can do with their property. Meaning that if someone wants to buy a property and turn it into a rental then that is their decision to make. The government should take a step back at telling people what to do</p>
<p>I oppose due to the potential for property destruction, absent homeowner, non-local property management firm, underage parties with drinking/drugging, crime, neighbor arguments resulting in assaults .</p>
<p>You can get people that just want to party and not a good setting for neighborhoods</p>
<p>We had neighbor sell their house unknowingly to someone who runs air b&b's they never once stayed at the property, the houses in our old neighborhood were very close and they rented it out as a party house. Summerville lakefront, it really disrupted our community and our only option was to call the police because the owner didn't care about the property or the parties. We ended</p>



<p>up moving because we had a baby and felt the environment was not appropriate due to the parties and constant strangers changing each week sometime multiple times. If they had more property or space from neighbors it would be more acceptable minus the parties but that was not the case, also it would help if the owner lived next to the property so they would actually care about the community they are potentially disrupting.</p>
<p>The owner is running a commercial enterprise in a residentially zoned neighborhood. There have been countless issues in Monroe County and municipalities across the country in the safety, regulation, and enforcement: they degrade neighborhood cohesiveness and community. There is little, if any, and often no onsite management or monitoring. We have hotels that serve this purpose and place in our economy. Our neighbors, which should foster families, safety, and community are not the place for enterprise and transitory residency.</p>
<p>We have more homes than houseless people in this country. Housing should be affordable and on the market.</p>
<p>Houses in Irondequoit should be owned by people who want to live in them, not for landlords to use them to make money. That's the only way to make sure houses stay affordable.</p>
<p>The property management company is located in Canandaigua, the owners are located in New Jersey. The property is starting to look like rental unit. There's no local monitoring to keep the property in character with the neighborhood.</p>
<p>Significant noise when there is a party especially when the party exceeds the maximum capacity. Once a home becomes a short rental it is unlikely to turn into a home for sale. The constant turn over is disruptive to quiet time for residents. Management companies are not maintaining property. Need a ban on new rentals. Realtors need to channel Short-term buyers to other towns that allow this type of rental.</p>
<p>The Town should benchmark other cities and towns that are requiring that property owners need to live in the property where they are providing the short term rental. NY City recently enacted this code for short term rentals. Absentee landlords/owners make it difficult for neighbors to report and receive timely follow up for issues related to short term tenants.</p>
<p>I am not in favor of short term rentals. I live next to one and several operate near me Here are a few reasons: 1. Constant turnaround with short term rentals. We get to have a new tourist every day or every week. People on short term vacations use everything, including having fires on a Tuesday night work week in a residential neighborhood. I often have to shut my windows during the summer because they're having a fire in the backyard 2. Pricing. Future residents are being priced out by hedge funds and investors 3. Short term rental folks And Summerville don't respect the neighborhood itself. 4. Short term rentals negatively impact the child to school district ratio. No kids but high school taxes. If there are no kids to go to the schools because all we have are short term rentals. 5. It would help solve the housing crisis. If all those short term rentals became either rentals for residents or Homes for families that live there, Prices would come down</p>
<p>Provided the homes don't pose a risk and are up to safety code (number of egress points, windows, etc), then the town shouldn't be able to tell homeowners what to do with their properties. The homes are being used for their intended purpose of housing.</p>
<p>The most outstanding characteristic about my neighborhood is that it is quiet, peaceful and private. Short-term rentals can be just the opposite with tenants who are partying, children and pets making a racket, and increased traffic in the neighborhood.</p>



<p>Non-owner occupied short term rentals will not be taken care of as an owner occupied building. Neighbors do not like have different groups of people constantly in and out of the area</p>
<p>Possible income.. Neg. Big party houses</p>
<p>I oppose the ability to make a residence into a rental property whether that is short or long term. The reasons for my opposition are many, however the greatest risk is safety for the neighborhood as a whole. I don't appreciate seeing numerous unfamiliar vehicles and people coming into the neighborhood.</p>
<p>I oppose short term rentals because I feel that they take away properties from potential long term residents whether that be from home buyers or long term renters.</p>
<p>Short term rentals destroy neighborhoods, increase crime and nuisance, lower property values.</p>
<p>I don't think many people would really want a short-term rental in my neighborhood</p>
<p>I'm all for people renting out their own spaces but I hate the idea of corporations or wealthy families buying up homes with the intent to rent them out short term.</p>
<p>I like my neighborhood without any transient people. You never know who could end up next door to you. For the sake of my family's safety and public safety, I would never allow it.</p>
<p>All negative, from the constant pot smoking that me and my son get to breath, to the all night parties, to the outdoor fires that burn for days on end, that stink up my house, to the way over the limit of people that stay, to taking my parking and use my driveway, to the endless dog poop etc., because 90% have pets, loud noises and fireworks, people constantly moving in and out, These renters do not care about much, its a vacation for them, and I get it, but its way, way too much, for myself and others to have to put up with, I could write many, many more problems here, but I am hoping you get the message, these Airbnb's are terrible for people who live near them, or get to see how they operate. I am at 170 Schnackel Drive, I have a short term rental unit on both sides of me, and there are many more than that within an 8th of a mile from me, its not fair to me or my neighbors have to put up with this, Thanks Sam DiPrima 5853297050</p>
<p>Personally, I am torn on this issue. First of all, I think that property owners should be able to do what they want with their property and use their property as they see fit. I don't like big interferences or restrictions put on homeowners because after all, it's their property. My family and I are also avid AirBNB users. However, on the other hand, I don't want my neighborhood turned into a tourist area. I feel safe knowing my neighbors and I do not like the thought of strangers coming and going constantly. I like knowing who is around my home and my children. I love the feel of community, a close knit one that focuses on building our community to center around the people who live and participate in the community. Additionally, I am in real estate and I know that part of the west irondequoit appeal is the charm, originality, and beauty of our older neighborhoods and I want that preserved.</p>
<p>I used to rent out my house on AirBnB when I went away on vacation so I would like the option to possibly do that again in the future</p>
<p>Just tired of the comings and going's of multiple people with no responsibility from the owner.</p>
<p>I am worried about the impact on property values and affordable housing.</p>
<p>I think the town government should not be over-regulating what individual property owners do with their own private property.</p>
<p>I chose my house based on the neighborhood, community and ability to build connections. I am not looking to have random strangers in and out with no protection or notifications if a sec offender or criminal decides to book the short term rental near my house. It also prevents families</p>



from being able to secure housing. And when not occupied short term rentals sit and may not be maintained.
Rentals affect housing values and present safety risks. If you want affordable housing build condos that people own.
I have no issues with short term rentals. I think it's an overall net positive for the community.
I think some Hosts will be less diligent than others about what people are they renting to (large groups who want to party, etc) and i just want to make sure they responsible. Maybe it would work to have a hotline or email contact to reach out to if residents have issues
At the present moment, my family and I live on a street with a significant number of children. I don't believe that having a short-term rental with a high number of transient individuals would be in our best interest for the safety of our children and my neighbor's children.
Too many short term rentals cause a shortage of housing. There can also be noise and safety concerns.
Renters who are noisy, additional traffic, not knowing my neighbor
Concerns: noise crime , lack of neighborhood community. They are not an asset to Irondequoit. No aspect to look forward to
My answer is based on question #4. I would like to know more information about short-term rentals and how they would impact our community. That information would help inform the question asked in this question - "What are the positive or negative impacts of permitting short-term rentals in the Town of Irondequoit?" My concerns are that the last question of this survey seems premature. Residents can't provide an answer without additional research (based on question #4). Also, how will you extend the reach of this survey for those who do not participate in social media? We should ensure a wide representative sample is obtained from the community.
I haven't had any personal experiences with short term rentals
Positive: Allow people to use their property as they wish, increase tourism. Negative: parties, property damage, decreases housing stocks
This would only attract low income and crime... as you can't properly vet and also many people who stay in short term housing have financial problems or can't own or rent due to credit problems and house are red flags.. our community doesn't need this kind of problem. It's not a good idea I oppose
It brings the potential of a problem to neighborhood. It also turns an R1 property into a commercial business.
Positive is that people get to see this area and town. Negative is you don't know who's staying there.
I've used short term rentals (Airbnb, etc) and had excellent experiences. Key points: safety, parking, party regulations., trash. I think controlling length of stays might be important (for example, minimum of 2 days).
Purchased our home to live in to create community not passive income on a weekly or daily turn. I do not look forward to having any neighbor homes that turn occupants on a daily or weekly or monthly basis. Concern - homeowners who run these rentals who do not run the operation correctly.
I don't think it's bad idea we have several colleges & hospital and beautiful area ppl may visit on regular basis but I get concern about party and parking and appearance of property. However the rentals we've stayed in have been gorgeous



<p>Although I think it maybe a good thing to bring I tourism Irondequoit is not a good tourist town. There isn't much to do. Plus you hear all the horror stories these rentals bring I just don't see a benefit for them</p>
<p>My mother lived next door to a house that was being used as an airbnb for several years. It was frustrating knowing that you never knew who was going to be right next door. Sometimes one person would rent for a longer stay of maybe a month but most of the time it was a day or two. And there were many nights it was empty. I was not comfortable with her living next door to that situation.</p>
<p>Maintenance, unknown who your neighbor is, parties</p>
<p>I need more information on how a property could be rented to a family but be guaranteed that it won't become a party place</p>
<p>Neighborhood character/integrity, safety, noise, property values etc</p>
<p>I have resided next to a rental property since 2006 and it has been nothing but daily nuisance issues, safety issues and criminal activity that is always reported however the landlord is allowed to continuing having a rental property in the town without any consequences meanwhile our quality of life is negatively impacted on a regular basis. Short term rentals will increase the likelihood of nuisance violations and crime in our residential areas with no real accountability for the short term occupants and the landlords because officers are busy with the significant increase in crime in our community which should be the towns primary focus. Additionally, there was a town code enforcement officer in the past that actively did their job and enforced town code violations and either this position doesn't exist anymore or they are not carrying out their duties.</p>
<p>Short term rentals have massively disrupted local real estate markets. We ended up back here, having moved from the Pacific Northwest because we got crowded out due to the explosion of short term rentals. They destroy the character of old homes and neighborhoods, and really make it hard for people who want to buy a home (to live in) and build a community to be able to do that. Now, if permitting is going to happen, it needs to be limited by a certain geography so as to preserve neighborhoods. Also- to the extent possible, large corporations shouldn't be buying up properties and turning them into AirBnBs either. This all just gives me the ick. If someone wants to use the other side of a duplex or a carriage house as an airbnb fine. But if they want to purchase a house for the sole purpose of turning the whole property into an airbnb, I have major concerns.</p>
<p>Additional noise, parking and conflict issues</p>
<p>I don't care who's occupying the homes as long as they're respectful. You could have a terrible permanent neighbor which is way worse than a weekend or week long nuisance. Rent away, in my opinion</p>
<p>Very afraid of the "party house" rental</p>
<p>I don't want groups of different people every week moving into my neighborhood. I don't want the parties, noise and problems that come with people who have no ownership of the property or neighborhood. Short term rentals are a business and do not belong in residential neighborhoods.</p>
<p>Have utilized short term rentals myself when traveling.</p>
<p>As long as corporations are not buying up neighborhoods, I am ok. But a corporation is not a neighbor</p>
<p>We have had issues with short term rentals in our neighborhood. We pay high taxes and deserve a preservation of our neighborhood.</p>
<p>Residential neighborhood should NOT be transformed into commercial business. The problem is renters don't respect the neighborhood. Hotels and motels serve that need.</p>



<p>Please Town of Irondequoit stop being so ignorant and persuaded by the potential of money, you will never get. Feeding off of poor choices that will ruin our town, our reputation and our safety. Not only will this bring down the safety of Irondequoit and the overall value. You will see people, squatting and ruining our properties. It's bad enough with the housing market and being torn down with new neighbors who aren't respecting our town for what it is. Remember what Irondequoit is and do better for us. We Used to be statistically one of the safest, well off, oldest towns, and you keep on making decisions that are ruining our town. Please stop with this and stop with the new urban house propaganda movement crap The governor wants to do. In no way shape or form do I want more crime in our town.</p>
<p>I want to have a neighborhood where we know each other and have some kind of common bond. If houses are in my neighborhood purely as short term rentals that lessens our cohesiveness and brings constant uncertainty into the neighborhood</p>
<p>This has not had a direct impact on me.</p>
<p>I like knowing who I live near.</p>
<p>STR have no vested interest in maintaining property or adhering to noise restrictions.</p>
<p>our neighborhood does not seem conducive to this type of proposal</p>
<p>The owner should have the right to do what they want with the property. Now if they have problem renters, maybe have a system where their ability to do so can be revoked.</p>
<p>It is against what Irondequoit as a town stands for. We need to fill these homes with families that want to make a life here not quick rentals for someone to line their pockets with.</p>
<p>It really doesn't bother me if an owner wants to use their property to rent out as an airbnb. I rent airbnb's when I go out of town and I appreciate that more than having to stay in a hotel. Good friends were able to come to irondequoit from California and stay for several weeks because they rented an airbnb that felt more like 'home' than a hotel and was more affordable than a hotel. As long as the person renting it has ground rules and camera on the property to make sure all is well, I don't see a problem with it.</p>
<p>Short term rentals maintain a higher quality of property maintenance. STR must be in great condition to stay in demand. Long term rentals foster poor property conditions.</p>
<p>Property upkeep; potential for noise and other issues</p>
<p>I have known people who lived close to short-term rentals and there have been constant problems with noise and confrontation.</p>
<p>I'm concerned that the property may not be properly taken care of and also concerned about the renters- if they are rowdy and loud, etc.</p>
<p>The questions are too general to answer accurately. It comes down to the details: If the property is unique, like in a restored building or barn, a little cottage, or lake chalet, if it is in a trendy area, or in a prominent location like on a main street, on a corner, on a property with a good amount of land around it, then it's fine. But, a regular house in a neighborhood, especially if the lots are small and close together with minimal parking space, is not an appropriate place to have transient people coming and going. I would look to ski towns and other touristy, but still residential, areas who have been experiencing this for a long time to see how they have handled it.</p>
<p>Positive, helps boost owner's income, will avoid some properties being vacant, will encourage those home owners to maintain their properties. Negative, could increase traffic on quiet streets</p>



<p>This town is hemorrhaging money because of pensions and an inflated police force. Couple that with a pawn shop on nearly every corner of East Ridge road, and revenue grabs like a new Aldi or a “Five Below” and you have a recipe for a declining community; one that will continue to deter would-be long-term homeowners -especially considering the recent untenable spike in property taxes. Do you want to see a thriving, viable community, or a community that continues to grind itself into mediocrity via short-sighted profit models? The answer is simple: small businesses, community-engaged processes, less red tape for said-businesses, financial and social reinvestment in what makes Irondequoit unique, and a 10 yr plan for how to capitalize on its uniqueness. A few examples: no more ALDIs; no more “Burlington Coat Factory(s)”; no more CBD/vape shops; no more “jewelry” (pawn) shops; no more allowing big businesses to just close shop and walk away without incurring a penalty; no more allowing ANY businesses to do that (you can still easily READ the “Abbott’s” sign on the zombie building located on the corner of East Ridge and Culver... shouldn’t they own some responsibility to this, even all these years later?). Lastly, short-term rentals gut communities. Anyone who has followed the trajectory of Airbnb over the last 10 yrs knows that!!</p>
<p>Short term rentals suck up available housing for residents of Irondequoit. It is highly unethical, and I would rather see legislation to support affordable housing, than for the town to allow greedy corporations to buy up properties for profit that could have otherwise been loved by an individual or family trying to secure their forever home.</p>
<p>I oppose because it’s a safety issue to residents. I also feel like wonders of the property are not local so if a situation arises it won’t be addressed</p>
<p>Next door neighbors house was bought by a couple who is going to rent it. They “fixed” the house up but everything was poorly done. They put the house on the market and people broke into it, squatted in the house and created an unsafe environment for me and my wife. Terrible experience and is poorly maintained</p>
<p>When too many tenants are in one unit the parking can become excessive. The town should enforce a ticketable code stating that only three cars are permitted per vrbo. That will prevent the parking from getting out of hand as well as prevent overly rowdy parties from popping up and hindering full time residents from enjoying the houses that they occupy. Additionally, vrbos should come up for review yearly with the town. If a vrbo non hosted house becomes a problem the town needs an avenue to reproach poor management that effects full time traditional homeowners. This could easily be something tied to the total number of citations made per year for noise violations or police calls to a property. This would allow responsible hosts to continue business but still leave neighborhoods feeling as they should.</p>
<p>There is a short term rental on my street. It’s been in use for over a year and there have been zero problems. I know that I use short term rentals when I go visit family, so I feel that it’s really beneficial to have them throughout the neighborhoods for that reason. With so many colleges, the med school and residency, it’s helpful to have places like this for families to visit their loved ones. Not to mention out of state laborers working in our city!</p>
<p>Short term rentals prevent locals from being able to afford housing</p>
<p>We are homeowners shouldn’t have to ask to rent our homes out!</p>
<p>It may help neighbors keep homes</p>
<p>Short term rentals diminish the character of a neighborhood and sense of community. The growing corporatization of this industry leads to housing affordability and availability issues.</p>
<p>Positive-allow more business opportunities for owners and also places for tourists to stay. Negative-when companies own several and act as absentee landlords/hosts</p>



I feel that short term rentals negatively impact the neighborhood. It's one thing to rent out a room where a homeowner can monitor the situation, but to not have an owner on premises anything can happen. There is little to no recourse a neighbor has if their property is damaged by someone staying at a short term rental.
I've seen what out of state (or country) owned AirBnB & other STRs have done to other towns - driven up housing costs while encouraging raucous visitors and I don't want that in my neighborhood.
I feel like any homeowner should have the right to rent their own property on AirBnb or another site. The big caveat though is we CANNOT allow people or firms to buy additional properties and short term rental being the sole purpose. This has created a housing shortage and affordability issue in the Hudson Valley and other areas of the nation.
I have stayed in airbnbs and prefer them when I travel, but I don't want to see our town gutted with investors buying these beautiful properties and leaving other people in need.
Our neighborhood already looks run down in some areas because no one has money. I worry that STR will make that even worse with people coming and going to no responsibility. I also don't want my tax money to support infrastructure for short term rentals.
Irondequoit is a residential town for families or those who want to call this home. We benefit from people living here, not from short term rentals.
I feel it brings down the value of our homes and neighborhoods. Short term renters have no obligations to these homes
The potential negative impact that can happen to a neighborhood if rental isn't maintained and managed properly.
Property values, community safety, impacts on neighborhoods
I live in close proximity to the lakes, so I see the benefits of having short term rentals in the area. I would be most concerned with safety and regulations to make sure the properties are still cared for & tenants don't pose a risk to my family. People have been working hard to clean up and better the streets around me since I moved in 19 years ago. I'd like to see that continue.
There are limited hotel options in Irondequoit. With family and friends out of town it would be nice to have more options for places to stay that feel like home (but isn't our home)
I support local owners/managers of the properties.
I support. Good for tourism, economy makes visiting easier. Ppl will come to Irondequoit more often
The impact to irondequoit would be minimal as it's not a tourist destination
There is a housing shortage. We need to prioritize long term affordable housing for our town rather than support short term rentals
No reason for a short term rental in a residential subdivision
Not a lot of control over who rents
Increased traffic and less regard for neighbors by renters affects quality of life and property value of that neighborhood
I have no problem with homeowners renting out their properties for short term availability. However, as much as I love my town, we do not have the attractions that would necessitate a large-scale investment in Airbnb-style rentals. I fear that Irondequoit would become yet another place for rich out-of-towners to buy up houses for sale for rental properties, and to price potential



<p>long term residents out of a place to live. This goes completely against the recent housing affordability stance that the town took.</p>
<p>Preservation of residential neighborhoods with owner occupied property is very important. I might consider hosted short term rental if the host is the owner of the house and stays there with the tenants. Occupancy should be limited to 150 days of the year. Only properties with parking for short term tenants should be allowed.</p>
<p>At the end of the day, Irondequoit's greatest strength is the community, affordability, and stable neighborhoods. Single family homes, apartments, and long-term rentals all contribute to this but providing housing to families and individuals who live in the community and contribute to the community.</p> <p>Short term rentals do the opposite. They allow transient individuals, with no ties or investment to the community/neighborhoods to reside in homes that could otherwise provide stable housing to long-term residents. They essentially act as hotels in residential zoned parts of the town.</p> <p>I understand hotels and day rented rooms support tourism and meet a need in the community, but there are already zoned/planned spaces in our town where that type of business/short term housing is permitted and could be expanded. At a time when so many are seeking long term housing and stable neighborhoods, it makes no sense to take housing units offline for hotel/day rental use.</p> <p>If short term rentals are banned or restricted, there are still options for those who want to invest in residential real estate. Traditional long-term rentals are still an option, as well as selling/flipping properties.</p>
<p>Property value and safety. Completely unfair to people who have purchased and lived in their homes knowing they have other owners/neighbors next to them and expect them to now live next to a hotel.</p>
<p>Public safety</p>
<p>We live next to an AirBnB currently on Heberton Road. After experiencing numerous issues, it's frustrating that there are no codes that are currently in place and can be enforced. The owner does not live in the house at all during the year, and only rents it out to guests. We have had to build a privacy wall on our porch, call the police, and document concerns with other neighbors. But there is nothing that can be done.</p>
<p>Not in a neighborhood. Unsafe. People rent them out for parties... not a good idea. Bring more businesses to irondequoit instead - local coffee shops, boutique fitness places, smoothies and sandwiches, bars and restaurants that aren't chains.</p>
<p>Our houses are too close together to provide a comfortable atmosphere in a short term rental situation.</p>
<p>Short term rentals have ruined many other neighborhoods nationwide. People can't afford real estate in the towns where they spent their whole life. The owners of the properties are often not even aware of how the properties are being treated. It takes away from the overall neighborhood feel when the amount of short term rentals gets out of hand. Irondequoit have so many kids around and a really vibrant community. You don't need to pass a background check to not be a pedophile to rent a short term rental. I would be uncomfortable letting my 3 young kids walk around their own neighborhood if rentals started popping up all over the place. I know the current neighborhood is a supportive community where kids still run around all over together and adults all work together to make sure the kids are okay. Having too many short term rentals could take away that feeling of security and safety.</p>
<p>I oppose because I want to know my neighbors and have a traditional neighborhood.</p>



<p>We need to have more rules and regulations associated with short term rentals. We need to develop a way of getting tax revenue from short term rentals. We need longer terms for short term rentals (minimum stays).</p>
<p>I have used short term rentals on a number of occasions but am not familiar with abuse situations and impact on neighborhoods.</p>
<p>Rules for behavior already exist, we don't need to create another unnecessary layer of bureaucracy. They bring people spending money to the area, the majority are well behaved and cause no problems.</p>
<p>I believe short term rentals home will not be cared as well for as an owner lived in resident. Also people in short term rental may not treat the property and surrounding areas well. Irondequoit has many nice neighborhoods that I'm sure the residents would like to keep them as they are.</p>
<p>If the owners are responsible and sensitive to the neighbors and neighborhood, then it's ok. Also, the town should be able to shut down violators</p>
<p>I am not aware of any short term rentals in my immediate area so I have not seen any effects.</p>
<p>Let's be honest, not that many people vacation in Irondequoit. We should be encouraging it, but also have responsible rules to prevent abuse.</p>
<p>I'm not generally opposed to short term rentals utilized for business travelers, vacationers, etc. The issue is when they become party houses that are loud all night and/or get trashed. A system that allows short-term rentals to be limited or monitored (strike system?) seems the most reasonable.</p>
<p>Strongly oppose places that are just short term rentals. No real issue against how these were intended, with periodically renting out your property</p>
<p>Just need more info.</p>
<p>We're told there's a housing shortage so we have to build apartments in a town that is at max development capacity. Why would we remove housing for locals? This is dumb. If you bring them in tax the fuck out of them.</p>
<p>A homeowners rights of their property should not be controlled by government. The government of this town already overreaches way too much! In fact, the town of Irondequoit government needs to be reduce by at least 80% of its power and staff. Stay the hell out of people's lives and homes.</p>
<p>I feel like this goes without saying. Irondequoit is not a city. It's not a tourist attraction. It's suburb. The people that would be renting these short term rentals are here and home. They have no stake in the game, no tie to Irondequoit, and all that would be happening is that they would be lining the owners pockets with rent. The last thing we need is more renters! We need home ownership by long term residents. I have one next door to me and while she has a long term rental in there now, I've heard she'll make it a short term rental and I will FLIP. This is not a question of affordable housing for the community. This is a matter of investment for the long term on the community. Why is this even a question? It's appalling the town is even seeking feedback. It should be an automatic NO WAY. You're just going to generate a transient suburb like Gates or Greece. Get it together.</p>
<p>The houses should be available to young families who want to lay down roots and raise their children in irondequoit, especially if they grew up there as well. Short term rentals steal housing opportunities from families.</p>
<p>Short term rentals reduce the availability of affordable houses for purchase. Inflate values, and bring more vehicle traffic on narrow neighborhood streets. While they can bring in tourists and most are good, it can also bring in not so great people.</p>



Short term rentals csn bring unwanted noise/disturbances, unwanted traffic and lack of safety
With a major in Travel and Tourism I recognize how tourism helps to grow local economy.
Hosted rentals seems fine. I'm concerned more about non-hosted rentals. Having adequate parking and enforcement of codes is important, but those are important whether there are short term rentals or not.
It decreases the amount of actual properties that people want or can buy in our beautiful town. We bought our house in the boom of the market, 2022. It was difficult buying a house then I can only imagine if the decrease of homes actually available decreased with the demand of buying a property. I'd rather have neighbors in my neighborhood who are here to make it beautiful than make it a pit stop. That's what hotels are for.
Short term rentals are an opportunity for many residents – especially given our high property taxes. We would love to spend more time traveling abroad. Renting our home for extended periods (vs. Long weekends) would be an opportunity that would afford us the chance to expand our worldview. And likewise, we know the people we'd rent to would also be expanding their worldview in the beautiful town of Irondequoit. It also brings many professionals to the area; travel nurses, CEOs, etc, all of which contribute to our economy in a positive way.
Need to protect the sense of community in neighborhoods. Houses being gobbled up by corporations for rentals decrease house affordability for first time home owners
Housing affordability and availability. It's hard to find a home in Rochester as it is and short term rentals are making it more difficult.
We have a hard enough time enforcing code violations and policing our streets with out the added stress of allowing short term rentals
People have the right to use there property to help with income. A home is an investment.
Honestly I oppose out of fear. We live in an area by the lake that has many of these rentals. Most folks are lovely and seem to appreciate the neighborhood. However, there are some folks that are in and out without respect to sleeping neighbors, louder music, unleashed pets and don't understand that our property is not a park for their use. I love sharing our beautiful neighborhood, but cannot support this idea until there are enforceable rules to protect the neighborhood in case something goes awry with a tenant
My biggest concern is that many short term rentals will not be well managed and that renters will cause problems in the neighborhood.
Revolving door of people with no connection to the community, use of short-term rental for parties/celebrations drawing large groups and disrupting quiet of community. Owner of short-term rental not maintaining property or demonstrating responsibility for activities of the renters.
I don't want scum in the neighborhood
I often stay in Airbnb and enjoy it. I love to see what a neighborhood has to offer. I do think the majority of people staying in Airbnb are responsible. That being said I would not want an airbnb next to me. I love having neighbors that I know. We are fortunate to have wonderful neighbors.
How do we know what will happen or what type of people will be using these properties ? Is there age restrictions ? How many people can be there ? Parties ? Noise ?
Short term rentals should not be allowed AT ALL unless the property owner is on site at all times. I would hate to have a party next to my house on a regular basis or a rotating cast of characters
Noise concerns



<p>I oppose additional regulations/legislation as it takes away from the freedom of being a homeowner. If they need to generate extra income (especially in this economy) and short term rentals provide that, then as long as they are not causing nuisances to the neighborhood they should be allowed to continue. A far more important priority should be to ensure that neighborhoods are safe and others utilizing these rentals feel that our town is a good, welcoming place to visit.</p>
<p>I oppose STRs because I believe it's best when single family homes are owned and lived in by the owner for the safety and stability of the neighborhood.</p>
<p>STR can be a great when it's being used appropriately. People should be able to use their property as they want</p>
<p>I'm opposed to most residential rentals it drives up housing costs and lowers availability and affordability for families in the community</p>
<p>destabilization of neighborhoods, you don't know your neighbors</p>
<p>Must be limits. Maybe 1 allowed per street? Or no more than 1 family/2cars at a time.</p>
<p>I wouldn't mind ONE nearby... I would HATE multiples and feel less safe. Especially on streets bordering schools.</p>
<p>With the state of the housing market, would-be homebuyers shouldn't have to compete for existing properties with people or corporations buying up houses to turn a profit.</p>
<p>Residences occupied by their owners are more well-cared for.</p>
<p>Short term rentals are destroying our neighborhoods, bringing in people with no long term investment in our community, absentee landlords, depressing hotel usage, increasing neighborhood dangers, and worst of all pricing out working families from home ownership. I'm strongly opposed and demand regulation that stops the short term rental madness.</p>
<p>Rentals of any kind degrade a neighborhood. Renters and landlords have no concern for neighborhood relationships, property condition, and common decency towards permanent residents living in the neighborhood. Short term rentals accelerate this process. The negative effects of short term rentals on neighborhoods and condos can be very easily found through a simple internet search. Rochester / Irondequoit is not a tourist attraction, we do not require the need for this sort of business like a major city or vacation area would. I have personally been victimized by drug addicted renters at my old house - which is why I moved to Irondequoit in the first place to be rid of such issues.</p>
<p>Short term rentals are just gathering/ partie spots that can't be controlled. As a neighbor I will have strangers next to my home that I don't know and nether do the hosts. My property value will go down because no one wants to buy a home next to one.</p>
<p>property values, housing shortage, issues are put on the neighbors.</p>
<p>Very concerned about an Airbnb type rental being used as a party venue. With the lack of good venues for that other than a few lodges in the parks, having an Airbnb would be a likely target for these type of parties, especially if the rental had amenities such as a pool. It is almost a given, that somebody renting fora party or this type of activity would have little to no regard for the neighbors.</p>
<p>I'm not in favor because I don't want to have random strangers coming in and out of my neighborhood/ next door. I don't know these people and it makes me worried about my safety and resale value of my house.</p>
<p>Irondequoit was a family-oriented town with quiet and safe neighborhoods. Short-term rentals disturb the dynamic of the neighborhoods and bring in people who might not care about people who live in the neighborhood on a full-time basis. We need to do more to preserve the family</p>



neighborhoods, greatly minimize or completely eliminate short-terms. Keep rents high enough to keep the crap out of our town.
I encourage tourists to boost interest in our area. My concern about short term rentals would be that they push out local renters that need affordable housing.
Concerned with houses behind rented and then not being taken care of-safety concerns
Renters don't always respect the neighborhood
I respect the rights of property owners to earn money through short-term rentals, however, I do think there needs to be limits on the number and enforceable requirements on the owners. I do not think banning STR outright is practical or even sensible. This is the world that we live in.
Affect on property values of the STR and neighboring homes. Crime, noise, and lack of action by STR owners What can be done and who will do it when renters are not following STR rules. Consistent rules for all STR. Re: parties, noise, parking on lawns etc. Very concerned with owners renting out homes off STR platforms.
People in their 20's and 30's are really struggling to find housing. It is nearly impossible to afford to live on your own. It is largely due to the surge in people renting out their houses and purchasing other houses to live in. Housing shouldn't be making others profits. It's really sad to see young adults struggling. It also lowers the value and overall morale of the neighborhood because you never know who is going to be in that rental. I grew up knowing everyone on my street and most stayed there forever, it was more of a community.
I have used Airbnb for over 10 years and have found it an amazing way to see the world. However, I have heard that in some places it can affect the housing stock, making housing increasingly unaffordable. I would like to learn more about the benefits vs. the costs before making a decision about what might be best for our community.
As long as the owner is in town, obligated to maintain the property and observe town regulations (ie, for noise), and doesn't leave the property vacant while not rented, I don't have a problem with a unit being rented and imagine it would be a boost for tourism.
People should have the use of their property in an reasonable way they see fit so long as it fits inside current town code and does not become a documented nuisance that would be from police reports.
I am concerned about the character of the neighborhood. I am very concerned about corporations or business rentals buying up properties and raising prices . I am concerned about safety , noise, etc in rental properties near me .
There was one next to me. The town offered no help. They just said call the police between drug deals 12 kids hanging out people letting their dogs run into my yard intimidate my customers all the stolen merchandise and bullshit and the town did nothing just said call the police even when the garbage piled up and blew into my yard because the people were throwing it out the window that girl in planning and zoning said well if it's in your yard is your problem.
Short term rentals are not fair to the neighbors who work hard to have their properties. Short term rentals tend to be a lot of people coming and going. This isn't fair to families with small children or older adults. It's also not fair when the short term rentals aren't owner occupied. The pride in the property isn't there. I'm not sure how the town would be able to regulate short term rentals. It's hard enough to hold home owners accountable for not taking care of their properties. There are plenty of nice hotels.
Love knowing my neighbors and quiet relaxing feel of my neighborhood



<p>Safety, property values, dealing with strangers in my neighborhood/street are all things that would concern me.</p>
<p>As an attorney that represents landlords in various landlord/tenant matters including short term rentals, I am strongly opposed to short term rentals in my neighborhood due to nuisance matters they create with neighbors and other homeowners.</p>
<p>You can't truly vet who would be renting the house. Can it be a pedophile or violent felon? There are kids here. They move freely on the street because it's a close knit neighborhood. We moved from the city to Irondequoit. We cherish the quiet, low-key neighborhood. You cannot guarantee they will be decent and well-mannered.</p>
<p>STR's are often used to host weekend long bachelor/bachelorette parties. This brings noise, drunken episodes of reckless behavior and bottles and trash deposits everywhere. There are also lazy hosts who don't screen well and are just interested in the revenue probably due to the high taxes in town. There are plenty of hotels around for tourists or visitors. When you purchase a home in a residential neighborhood, you are choosing to live among your neighbors and friends, not transient visitors. It's bad enough that the town is saturated with other types of rental properties that have slum lords renting to just anyone. Irondequoit has enough problems with crime, high taxes, run-down properties and empty storefronts. Let's preserve what little we have left.</p>
<p>Rentals in general, in residential neighborhoods tend to have more issues than home owners in my experience. As a home owner, I do not want people in my neighborhood (which I currently feel safe in) to be able to rent and create an environment that could be less safe — rentals (short or long term) do not typically encourage people to "care" about where they are staying because they do not own the property. I purchased my home in a neighborhood full of long-time home owners because I knew they would care for our street and watch out for each other — you do not get that same feel with a short or long term rental. I would rather see more businesses pop up in Irondequoit, than any sort of home rental.</p>
<p>Short term rentals bring in tourists from out of town as well as provide homes for people coming back and visiting their hometown.</p>
<p>My next door neighbor rents his home frequently as do others where I live. Frequently the visitors don't know or care about rules to be followed or noise restrictions or understand that they are trespassing on someone else's property.</p>
<p>We have limited housing stock available for people who want to live in Irondequoit and be a part of our community, and affordability is a huge issue. Permitting short-term rentals transforms what could be homes for our neighbors into something else. I don't see any upside.</p>
<p>I have no problem with them as long as the owner is proactive with the house and the renters. Keeping the house in decent shape and truly vets the people renting. I don't want big corporations owning multiple places that have multiple crews showing up just doing shoddy maintenance.</p>
<p>They will be a nuisance at some point. Not relying on the town to enforce issues with the rental and people living out of state coming in and buying properties for short term rentals, instead of people trying to live here full time.</p>
<p>Lawlessness</p>
<p>I oppose short term rentals because they fundamentally change the character of neighborhoods. I look forward to the town restricting STR's to homeowner-occupied rentals to minimize the impact of management companies and corporations buying up houses to rent out. Irondequoit will be irreparably harmed if STRs are not restricted in some way.</p>



We support short term rentals based on our 11 years of experience as AirBnB hosts; as guests at other AirBnB and Educator's Bed and Breakfast homes; and from listening to testimony at the Town hearings on short term rentals, held a few months ago. To create a nice experience for our guests, and to attract new guests we invest in significant property upgrades and maintenance (flowers, pond w/waterfalls, shrubs, interior decorating, physical upgrades) to create a nice environment for guests whom we try to treat as we would 2nd cousins. Each guest rates their stay on the AirBnB website, where we also rate each guest as well. With no urging to guests, our reviews are almost always the highest. We have received several awards from AirBnB resulting from our guests high evaluations. Many of the improvements to our property result in our neighborhood being even nicer for neighbors, dogwalkers and other area visitors. Our interest is contact with other adults from around the world. So far, visitors from 30 countries have stayed with us, many accepting recommendations for meals at local restaurants that include Bill Grays and Parkside Diner; and for local attractions that include the Lake Ontario beaches, walks around Eastman and/or Durand Lakes, Wegmans, and the miniature golf course. We operate our AirBnB after hosting, as volunteers, 14 international exchange students from six countries for a year each. As we aged, high school students seemed younger and younger. AirBnB travelers are closer to our age (80s). We enjoy the opportunity to provide a substantial breakfast and engage in conversation with our travelers. The financial side is less critical to us that the opportunity to engage with travelers with a diversity of backgrounds, united by a sense of adventure in staying with a family they have not yet met. For us, this is a sort of a people-to-people program at a local level. We hope to be able to continue for a few more years.

Positive: Another encouragement to properties being well maintained. Provides a supplemental income.

Negative: If properties are not owner occupied, they are more prone to an occasional problem traveler (loud parties, drinking/drugs, unacceptable public behavior).

Concerns: (1) we are concerned about absentee hosts -- almost always the case when neighbors experience problems with guests; (2) we try to comply with regulations that apply, but are not always clear on the groundrules; (3) Too many Bed and Breakfasts are forgetting about providing "breakfast".

Aspects looking forward to: clarity on registration requirements -- we inquired 11 years ago and were told we didn't have to register if we were occasional AirBnB hosts. More recently, at Town Hearings, we were encouraged to register, and did, paying a significant fee relative to the modest amount we charge travelers and our total annual income from the 30 or so reservations a year we host. Too high a fee and people like us who basically are part of the sharing economy will decide to stop and the professionals, with full-time rental properties will take up the space.

Peace and quite most likely is gone. Any laws will most likely not be enforced anyway.

You have no idea who is on your neighborhood. additionally, rental property reduces my property value. I lived next to rental in Charlotte, and it was a nightmare.

Short term rentals encourage landlords to buy property that could be family home instead. This can lead to more families being priced out of the neighborhood as available houses are scooped up by investors.

Irondequoit is going to hell in a handbasket so we really don't need to add in transient borders. Look what happened in perinton two weeks ago. The police were called when they were nine people in and out of a house. They weren't there to steal the jewelry and anything they could carry out they had brought their belongings and they were changing the locks and going to move in as squatters. Right across from eagleville country club so what can happen to poor little Irondequoit where people are murdered car stolen all kinds of stuff. Don't let the renters in any more than they're already here. Let them all go down to Marge's and stay at those cottages on the lake. That



<p>way they have a shorter distance to walk when they're drunk. And it's a shame we have to have the damn bridge that doesn't let you get to Webster 12 months a year</p>
<p>I have no problem with it. It is better than having zombie houses with squatters.</p>
<p>I just want to make sure the homes are maintained</p>
<p>Community is lost when houses are either empty or occupied by people with no stake in the neighborhood</p>
<p>I think it should be limited to lake or bay side properties for people wanting a vacation. Not on a regular neighborhood street.</p>
<p>I live in a close knit neighborhood where we look out for one another. Introducing short term rentals to my neighborhood would disrupt building community opportunities.</p>
<p>Parking, safety, noise</p>
<p>How will the town enforce a rental owner is abiding by rules? How are these rules established and by who? I strongly oppose a situation where homes can be rented to people who will in turn host guests and/or degrade the look and value of neighborhood properties for which we take pride in and pay high taxes. It all depends on the vetting and enforcement of laws and agreements.</p>
<p>The instance of short term rentals being used at party locations seems low in residential areas of west Irondequoit so it seems like I probably would not be an issue. My only concern would be if it somehow increased taxes for the residents around it and then I would strongly be against them</p>
<p>Housing is already limited and expensive and permitting/promoting short-term rentals would only exacerbate this problem by having more out of town/out of state investors purchasing properties to use for short term rental rather than allowing potential homeowners from settling in the area or at least long-term renters in need of housing.</p>
<p>I am opposed to short-term rentals in our neighborhood for several reasons. One of the primary reasons is my strong desire to maintain a close-knit community where I know and feel connected to my neighbors. Having lived in various states, I have experienced the stark contrast between transient, impersonal environments and the welcoming, "homey" feel that Irondequoit provides. It is this sense of belonging and familiarity that I greatly value. Short-term rentals can disrupt this sense of community by introducing a constant turnover of visitors, which undermines the stability and continuity that contribute to our neighborhood's charm. Frequent changes in residents can lead to a lack of trust and cohesion among neighbors, making it harder to build and sustain the kind of relationships that foster a true sense of community. Additionally, short-term rentals can create practical issues such as increased noise, traffic, and parking congestion, which can negatively impact the quality of life for permanent residents. They may also pose security concerns as the transient nature of these rentals can sometimes lead to a lack of accountability among occupants. By maintaining our neighborhood as a primarily residential area, we ensure that our community remains a place where people build long-term relationships and take pride in their surroundings. This stability is essential for preserving the unique, welcoming atmosphere that makes Irondequoit such a special place to live.</p>
<p>Strongly oppose....we have a short term rental in our residential neighborhood. The renters are disruptive, noisy and this Air B&B purchase took away from having a long term neighbor and an affordable home for a family. Strongly opposed.</p>
<p>We have been in neighborhoods where short term rentals are- lots of parties, no regard for neighbors, messiness</p>



Property value declining, extra people in the neighborhood,
Short term rentals should be subject to regulations that ensure neighborhood safety and that protects property values.
To support, I would need to see strong regulations to safeguard the impact to neighborhoods
It seems a bit uncomfortable and a bit scary to have a revolving door of people in properties in close proximity to the home that you live in with your family.
I don't think a short term renter will care about noise, have any regard for neighbors or neighborhood. I also believe that people staying short term potentially higher chance of damage and crime in the area. I would not want to buy a house where every week, I had different neighbors. Getting to know your neighbors is a perk of buying a house.
I think it can be nice to have if family wants to visit and gather but I can understand those that could be worried about parties and loud noises. There is little street parking and very narrow streets. My biggest concern is lack of housing to purchase due to companies buying for short term rentals, housing should be for long term residents first.
Biggest concern are rentals used for parties. Do not want large groups of people who may not adhere to public safety standards and may create unsafe conditions.
Support tourism and folks looking for a place to stay while working here. Just don't want folks booking these to have a party in my neighborhood- they may not respect the property or neighbors the way a homeowners having a party would.
I have an air b and b right next to my house ..the adddd foot traffic cars in and out at all hours of the night the lack of privacy..the use of my shared driveway adding more use and wear and tear ..these rentals are taking away from dream homes
We live in irondequoit due to the strong sense of community. A revolving door of strangers in the neighborhood does not support this
My main gripe with many short term rental schemes is that the initial purpose of letting a homeowner rent out their place while they weren't using it has now become too similar to any other landlord/tenant relationship. If you look at "vacationland" properties on Airbnb most of them are owned/operated by some sort of conglomerate, not independent homeowners. While allowing people along the lake or near the hospital the ability to rent a place for a week or two is not inherently bad, it only encourages real estate/property management companies to buy up even more housing for above market cost. If we had a walkable main street or cutesy downtown area I'd say "great, let's get some weekenders in here during the summer" but we have no tourist draw besides the beach, which we don't even own, the marina,(sort of) and Seabreeze. We have one hotel, that doesn't host events, and I doubt it has ever been filled except maybe during Covid. The people who will be renting Airbnbs are going to be visiting nurses at RGH, a handful of cottage rentals during the summer, and other itinerant people whose financial impact on businesses will be limited because they are already spending too much on their short term rental because they can't get a normal rental or, god forbid, afford to buy a place here.
I'm grateful for the strong sense of community on our street, chestnut hill dr and in our neighborhood. It fosters a sense of security. I wouldn't feel as safe not knowing the people in my neighborhood.
I have a short term Airbnb rental and have not had 1 problem with it in the past 3 years I have been hosting. I think there should be some regulations with the town such as a registry so the police and fire dept know it is a short term rental. I also think if it a nuisance property because it is not run properly it should be shut down. With that said if it is not causing problems it should continue to be allowed. I'm wondering if a study has been done that compares problems with



<p>short and long term rentals. If an airbnb is run properly there are very few problems. The system itself is based on reviews of guests by hosts and hosts by guests. It is a check system that would weed out poor hosts or poor guests with low ratings and bad reviews. I would venture to guess there are less problems associated with short term vs long term rentals. I have found talking to people that most people who are opposed to short term rentals do not understand how they work or have not ever been a guest or a host. This is a viable and positive business model and it is used world wide. If hosts such as myself run it carefully and proactively there are very few problems associated with it. If town Rules are implemented I would follow them. Some would make it better. A registry like I mentioned above would be a good idea.</p>
<p>Doesn't matter to me, as long as they don't increase actual residents property taxes. We need to focus on our residents first</p>
<p>We already have enough issues in Irondequoit with "regular" rentals and absentee landlords....short-term rentals will only serve to negatively enhance those issues</p>
<p>There aren't any houses near me likely to be used as short-term rentals.</p>
<p>Property maintenance is poor in this area. Distressed properties would be renovated and well maintained as short term rentals.</p>
<p>Short term rentals are more likely to cause noise issues, parking issues, and destruction of property.</p>
<p>I frequently use short term rentals for vacations, and they are great alternatives to having friends/family visit while still having their own space! It allows me to have my pet while vacationing, too. Being able to cook too is fabulous! My biggest concern with short term rentals is when they are NOT owned by a local person, and are owned by a corporation/company. My second concern that I have not experienced, is when leasers are disruptive to neighbors and what rights neighbors have if one home continually has disruptive guests/leasers. (Can the town actually prevent someone from being on these short term sites? How would you know?)</p>
<p>Short term rentals drive out locals from the housing market when corporations buy up housing to use as income.</p>
<p>Not my idea of what a neighborhood should be</p>
<p>They disrupt the neighborhoods. There is no way for the town to monitor. The town struggles already with public safety and other issues. When the host doesn't live in the short term rental, they aren't away of issue nor do there necessarily care. It's about money. It's not fair to have a revolving door of strangers and partiers who don't respect the area. I feel bad for the people down by the lake that are dealing with this. I have watch meetings and have heard them speak. I have heard others in other towns. If you Are going to allows this PLEASE put some teeth in it. Rules, guidelines and repercussions so neighbors don't have to wait years to fix the problem. People don't report true rental properties why would they report a short term rental. I say we protect and take care of our residents</p>
<p>It can help people pay for a house that they would rather sell to keep them in irondequoit</p>
<p>Have heard and read nothing but horror stories for the owner & neighbor's</p>
<p>Our neighborhood is quiet. I would like to avoid an increase in noise pollution.</p>
<p>Noise, litter, crime, drug trade, lack of interest for renters leading to owners settling for less than ideal rental situations</p>
<p>I support as long as the renters are upstanding individuals and not using the rentals for illegal activity and the neighboring properties are not impacted and there is sufficient off street parking</p>



<p>I think it will benefit the neighborhoods and town . By having good policies set in place it will allow homeowners income and also help to address and restore some houses that need updates and have building code violations or deficiencies.</p>
<p>If you treat your home like a hotel then you should have to pay hotel taxes, follow laws and rules that hotels do and pay additional insurance. They change neighborhoods for the worse.</p>
<p>Issues include interruption of neighborhood- unkept properties- loud and destructive rentals-</p>
<p>When a person purchases a home they should be able to do with it what they please. As long as they pay their property taxes, which are already sky high and ridiculous, the town government should have no right to dictate how a person utilizes their property. Anyone that wants that authority should move themselves into an HOA.</p>
<p>They will bring additional people to our town. They will help support new business. They will encourage owners to maintain property and keep rift raft out.</p>
<p>Concerns would be the "horror stories" I've seen on the news with out-of-control parties/safety concerns for neighbors. And what about code enforcement when I see long-term rental properties (one right around the corner from us) in states of disrepair ~ how will short term rentals be monitored?</p>
<p>Short-term rentals are typically used for vacations which tend to be more celebratory. I worry about noise, especially if there are several short-term rentals in an area. I can see benefits to homeowners and tourism, but would want to know about rules and enforcement as well as recourse neighbors may have for dealing with potential nuisances before supporting short-term rentals.</p>
<p>The short term rentals are vital and necessary. When our house flooded we spent 4 months in air bnbs and thankfully had 2 lovely homes in west ironde. Having these short term rentals in our community allowed us to stay close to home & school. We had wonderful experiences and FULLY support keeping short term rentals an option in irondequoit!!</p>
<p>Concern for safety of neighborhood with many small children. Noise concerns. How it affects my property value.</p>
<p>We have one on my street and this past summer they filmed a movie at 2am. During the day the street was filled with cars for that property and about 40 collage age boys and girls. Not a fan of the short term rentals in a neighborhood setting for this type of use. I don't mind the rentals over here if they are for family vacations, traveling nurses and other people who need to travel for work. But no parties, "movie" sets ect. We really should be looking into the accessory dwelling grant program that a town in Buffalo started if we wanted to help with adorable housing. There's lots on my street that could have an entire extra house and yard on their property and not even notice it, like mine. That's what irondequoit needs to look into. I would love to rent a tiny home to our elderly parents or sibling or friends who can't afford to live anywhere but a ghetto area of the city.</p>
<p>It seems hard to regulate, if they're going to be here, I'd prefer to have some ground rules. It would be good to bring people into the community who otherwise wouldn't visit due to lack of affordable or convenient temporary lodging (one hotel).</p>
<p>My main concerns are keeping our town affordable for local families (as we are currently under a lot of pressure with cost of living, taxes, and the rapid rise of home prices), and safety/security.</p>
<p>I am not aware of situations whereby neighbors are glad the property next door is an Airbnb. The deliberate anonymity of short term rentals is antithesis to the definition of a neighborhood.</p>



Concerned about losing sense of community when you don't know who's temporarily residing in your neighborhood. Also have safety concerns and am concerned that property values may decrease.
As long as there is a manager of the property, I have no problem with renting. It is your right to rent if you want.
As a homeowner, its unnerving knowing people are coming and going in your neighborhood (whether good or bad). The street parking (and parking in front of my home) infuriates me. People coming & going all hours of the night, making noise, slamming car doors while I'm sleeping and disturbing my general peace.
We can barely afford our home. We have a massive homeless population, we have a massive welfare population. Why allow homes meant for the people of OUR community be allowed to exist and be reserved for travellers ?? We have hotels for that. It would be a shame to show our community we don't care about them being unhoused because we care more about travellers who will only come for half the year anyhow. Who is travelling here in snowstorms when sea breeze is closed and beach is covered in ice ? No one. So those houses will remain empty while our OWN community members are shown how valued they are while getting frostbite under the bridges at night .

ADDITIONAL COMMENTS

Do you have any additional comments or suggestions regarding short-term rental regulations in Irondequoit?
Responses
No
I have the following suggestions: Recommend capping total number of short-term rentals (STRs) that are allowed in town. I think that property should be inspected yearly to ensure that it's up to code and if, upon inspection, capital improvements have been made, property should be reassessed. I also recommend limiting the frequency of rentals per year and # of guests. In addition, I think that there should be a requirement that a host can only list their primary residence as an STR since it is important for the host to be readily available to address issues. The host should be fined for violations related to excessive noise, illegal parking and property that is not well-maintained. Background checks should be completed on guests (particularly if located near a school or daycare facility)
It takes energy and enthusiasm to be a good neighbor. Having folks dedicated to maintaining or improving the value of where they live is important to those that have property as their life's single biggest investment. Homes used as short term rentals are voids in the ability for neighbors to know and help each other.
Please be careful while making this decision. Are you seeking input from sources that are not electronic? We are likely missing the voices of many community members who are unhoused or can't afford phones and access to Facebook. Please do your best to make sure this survey is equitably available and ALL voices are heard
Limit the amount of short term rentals one person can own so that the benefits of rental income are spread out to multiple owners.
I wouldn't want to buy a house in a neighborhood with many short term rentals as it changes a neighborhood feel for sure.
Oppose unrestricted short term rentals
I appreciate your diligence in debating the topic and educating the public.



<p>Don't do it. You can't manage or control it. Other cities have tried and failed. Best case, the town turns into an open air hotel. Worst case, you drive out the young families, investors buy up the houses, then you end up looking like Rochester proper with all the associated issues.</p>
<p>Again, I like the idea but I think the locations should have the unanimous "go ahead" from the surrounding properties.</p>
<p>Please make sure it is a registered property for this airbnb in our town. penalties if IPD has to be called for issues</p>
<p>I would like to support them but with good regulation.</p>
<p>Hope town turns down this whole idea.</p>
<p>While dealing with short term rentals is important I would like to see the town focus on regular code enforcement issues first before tackling extra projects. Just on my street (Hoover Rd) there is a massive garden in a neighbors front yard that protrudes onto the sidewalk and is so overgrown. A huge hazard that I won't even risk walking my dog by - many have complained but the town has done nothing. Worry about fixing your basic duties as a town and code enforcement before tackling other areas that at the moment i don't see as an issue</p>
<p>They are nothing but trouble. We don't want them here.</p>
<p>Short & long term rentals should be banned from our town because of the problems we've seen when owners are not responsible in who they rent to.</p>
<p>Can studies of similar areas reports be presented on results of STR?</p>
<p>Yes get rid of them</p>
<p>Minimum of one year lease opposed to short term</p>
<p>I feel if you don't live in Monroe County, you should not be allowed to have a short-term rental property in Irondequoit.</p>
<p>If this is going to be a thing, make sure it is HEAVILY regulated and enforceable.</p>
<p>I think strong regulation regarding nuisance rentals is necessary, maybe a system of warnings before revoking rental permit. Limiting the number of rentals in a neighborhood. Maybe a probationary period or special permit for new rentals that make it easier to revoke if it becomes a problem. Requiring education for new operators with clear expectations for operating a rental in a residential setting.</p>
<p>X</p>
<p>It's my preference the town limit its rules and regulations. Allow residents the right and opportunity to choose how they wish regarding their private property.</p>
<p>Ys, hold meetings for owners and present to them specifically, these people are bringing business to Irondequoit and often are improving homes. If someone wants to invest in the community, this is a positive. Again, those who own homes that are not short-term need to be held accountable for the condition and ongoings in their homes.</p>
<p>I see no problem with having some regulations in place and monitoring by the town. I think abolishing them is going to hurt the town and the city of Rochester. We lack Affordable accommodations, and those that exist are subpar.</p>
<p>If you are going to approve short term rentals then the property owner should reside on the property while it is rented out. I would prefer that all rentals be at least 30 days and not any less. Many communities in downstate NY have a minimum rental of 30 days or more and don't seem to have the problems that Irondequoit currently has.</p>



The fence on 590 is not maintained how do we know these properties will be maintained
Definitely allow hosted short term rentals
I don't beleive that over-regulation or banning of short term rentals is an overall positive for the community. I beleive there is a happy medium where common sense regulations can be instituted to address people's concerns of maintaining their neighborhood peace and saftey while allowing people to use their real assets as income generating tools and to satisfy existing demand and keeping lodging prices reasonable for travelers.
It is statistically proven (data-driven) that STR increase crime rates and destroy the cultural fabric of peaceful neighborhoods. I wished the town board would put an end to STR and thereby protect the lives and property values of the people that elected the current officials
Stop taking rights from property owners
Is there a limit on the number of short-term rentals? What department determines the number and enforces compliance?
Short term rentals if permitted along with rental properties in general should be monitored by the town to ensure they are in compliance with code and zoning regulations.
We currently have several long term rentals where the up keep from owners is not maintained so only see this getting worse with short term rental. We have seen this around the country where we have used short term rentals for vacation.
No
28 night min stays
Regulation is necessary, but I think short term rentals are good for town.
Find some where else to focus your attention. There are plenty of problems. For example: those who have more than the allowed number of dogs and/or unregistered.
I don't want short term rentals in my neighborhood. You will devalue our neighborhoods. If I see this happening, I will leave.
Please make it easy for neighbors to file complaints about things like noise violations. My past experience has been that if the place is quiet and well kept the neighbors end up being okay with it, as long as they know the city will listen and do something if the house gets to be a nuisance
I endorse ending short term rental options in our town.
Won't need regulations if you outlaw short term rentals.
No
Potential renters need to be well vetted to mitigate risk. The purpose of why a person or persons rents a property is also very important for property preservation. For example, I would not want a person or persons to rent a home in my neighborhood for the sole purpose of having a large house party or something to that effect.
Not at this time, but I will be looking for updates on this issue from the town
We pay taxes, we want a safe neighborhood.
Restrict to buildings that are already zoned commercial and have adequate parking.
The city is encroaching enough as it is
Shouldn't be any home rentals at all. Landlords don't keep up their properties in some instances and the tenants don't either! Takes away opportunities for home buyers.



I've had a poor experience with the house next door being used as a long term tental. I can't imagine how that could or would be any better with short term rentals.
Allow them!!!!
A permanent moratorium should be placed for any more short term rentals. Looking at social media, I see plenty of complaints about it now especially on the north side of Irondequoit. Then the safety of children going to/ from school or just playing would be a priority. Am not sure of the vetting process for renting out as compared to leasing out.
If you can ban them, you should. They aren't good for a sense of community. Nor do they help the housing markets. We do want young families to be able to buy houses here and join the community, do we not?
Don't do it!
Please preserve the quality community of Irondequoit, research data on effects of short term housing and make an educated decision based on what is in the best interest of residents and maintaining a peaceful, quality filled and thriving neighborhood.
More businesses in town the better!
Ban them all, in totality, permanently. They will not benefit the local economy. They will not be a profitable source of tax income. They will destroy the housing supply in this town that already struggles with extremely finite housing options for residents.
If they are permitted: Proof of business registration, short term rental license, tax registration, EIN #, allow town to do an inspection for safety, location appropriateness and that there will not be any hardship on neighbors (parking, house too close, shared driveway, area populated with children) before operating, proof of insurance. Also there should be remedies if there are issues so problem places don't get to stay open while they have to go through court proceedings. Example nuisance points
Please put people first. If the town already dislikes "cleaning up" homeless encampments, they'll only increase. People deserve affordable housing and neighborhoods
With limited housing in Irondequoit, some owners have several limiting the opportunities for owner buyers. They also do not live in the neighborhood and do not have to deal with the day ro day issues with their renters.
We highly recommend that the town continue to allow short term rentals, with some regulation.
Why don't you fix the roads & maintain THE TOWNS TREES WHICH THE TIWN PLANTED
No other than I'm against it. Lived here my entire life and it's a much different place now. Not in a good way. Very trashy stores and people.
I'd prefer not to have any in my neighborhood.
I would like to see ADUs allowed. The lack of rental stand-alone small houses is difficult for a former property owner(in Irondequoit) as myself,a single retired female. I would be very interested to see the creation of a tiny house community composed of either rental or sales units.
Ban them.
No
I think that the town is doing itself a big disservice by not allowing short term rentals. I think we should stop allowing any more apartment buildings for being built in town. The town needs to encourage younger people to move into town
Last thing this town needs is any increase in drug trafficking, irresponsible driving.....



Town ordinances that are effective in reducing them. Put a hotel tax on them so Short term rentals can contribute to our tax base in the proper category
Only allow owner occupied units.
Owners need to be present in the rental. This is an advantage to residents.
stop regulating EVERYTHING
If a property in my neighborhood is permitted to have short-term rental, PLEASE be sure the owner is on the property at all times.
Residents want their neighborhood to be just that: a neighborhood where families live and know each other and not an area for tourists to stay
1 ,2 bedrooms only reduces party/parking problem
No short term rentals. Reduce rentals period.
Many, I would be glad to discuss, They need to be ended!
Please limit the amount of STRs that people can own. This is to avoid people who don't live here owning like 20 units. This is not good from any perspective especially the renter.
Don't rush it, this has to be rolled out the right way.
House used for short term rentals should definitely fall under a higher tax bracket.
I'm not a fan abs rarely are there code, town support to deal with problems. Police aren't kicking people out for noise violence or property damage or making a mess. Leaving home owners to try and deal with the situation themselves while the short term property owners make \$\$\$\$
Don't allow it.
No.
No
We don't need or want short term rentals in Irondequoit. We need to work on preserving our neighborhoods and code enforcement of abandoned and neglected properties. Keep Irondequoit a SAFE, affordable and beautiful place for families — that's who we are!
No. But please figure out the situation with Titus Tavern and the old Cooper Deli. We need to redo that corner.
None.... I see no reason to short term rent
If it the short term rental owner lives there and occasionally rents it, I could see a benefit. If a property is purchase and is 100% rental it doesn't fit into a neighborhood planned for R1.
All short term rentals should have a permit, keep home and yard in good condition, no parties allowed and be fined for all nuisances immediately
If you are going to have a policy - regulate, get fees to cover safety issues, make homeowners advise their neighbors within 3 blocks, while making policy do not look at tourism look at the affect to neighbors of worst case scenarios rental stays - ie a house rented to a couple turns into a week of house parties with high volume decibels and light pollution and fireworks and off road bikes and motorcycles burning donuts in the street, drinking, open sex in the pool, dog fights, marijuana smoking, drug abuse, fighting, yelling and swearing. Then picture yourself trying to live peacefully with your family who may have a sick child, a nurse who works the night shift, a person in hospice, etc etc within 3 blocks of the home the Town, through its policy, allowed the homeowner to run a short term rental. Then think of your safety and health officers and the steps they would have to take each day to stop the worst case scenario from happening. Don't forget the actual homeowner



might be an absentee owner and has a “management” company running the rental but is unreachable.
I honestly do not see a benefit from having short term rentals for our town the only benefit is to the home owners that are renting
There aren't any near us, but I would think noise may be an issue particularly after hours.
Regulate them and also regulate rentals with c of o requirements
Limit/ban
Short term rentals or air bnb’s should not be permitted in residential areas. They are often used for large unsanctioned events that result in criminal activity and or nuisances. This is very similar to the bar/restaurant that was allowed to be placed in the middle of a small residential area which resulted in drug activity and a shooting.
<ol style="list-style-type: none"> 1. Please don’t. 2. You’re going to anyway, so in that case please consider the following: <ol style="list-style-type: none"> A. Hosted only B. Owner must occupy property at some point (that is- maybe they live here in the summer and jet to Florida in the winter) C. No corporate real estate D. Limit permits!
Should only be allowed for homeowners with one to two homes, no corporations or foreign ownership of rental property
As long as there are guidelines, I'm good with it!
From what I understand they can be very financially beneficial. However they open up avenues to seriously nefarious activities by the renter and the owner.
no
Irondequoit is in the state of decline. We are turning into the city.
Absolutely stop the madness do not bring short term rental regulations in the town. Please don’t disgrace this town further than you have been. Stop with these poor choices ruining our safety and community!
We are off of Kings Highway and parking for the kids softball/ baseball games is a safety issue.Many surrounding towns have large fields and open spaces. When will the town properly utilize open space off of s a Kings Highway?
I don’t care really. How about affordable long term rentals for a family of 3? It is impossible to find.
We haven’t had any experience with short-term rentals in our neighborhood, so I can’t really speak on the good and bad aspects. However, I would LOVE the same attention and concern to be placed on traditional rental properties in our town: # of renters cramming into a house & vehicles squeezing into a driveway or parking spot, how many dogs, etc. And unfortunately, the character traits and lifestyles of many renters ruin the quality of the neighborhood, such as hanging out on the front lawn smoking, groups of people loitering around a car parked in the street, leaving trash & random items laying around outside, different people always coming and going, loud domestic issues, loud cars, speeding down the road, neglected dogs barking constantly, houses & yards that are not maintained and look awful. There are many of these properties in our little neighborhood. They are an embarrassment, they bring down our property values, and bring down the image of our town. Thank you for taking the time to read!
Would need more information as to possible locations.



<p>My thought on this is if someone rents a property and they aren't a good tenant (loud music, multiple cars parking in street, dogs barking, anything that is a nuisance) they are only there for a few days to maybe a week or two. Which is much better than a neighborhood house being for sale and whoever is moving in is there to stay. That's much more of a problem to me, like the neighbor that harassed me for years and I've had to deal with him for 17 years. I'd much rather have an Airbnb next to me!</p>
<p>As a Airbnb renter you get scored based on how the owners feel about how you treated their property and acted while you were there, if someone's profile isn't rated high, who would want to rent to them, at least I wouldn't, I would hope anyone who cares about their property would make a smart decision on who they allowed to rent!</p>
<p>STR are maintained at a high level. LTR become dilapidated and ruin neighborhoods.</p>
<p>There needs to be some regulations, and they need to be clear, well-known, and enforced</p>
<p>Short-term rentals destroy both the wealth and viability, as well as the social fabric of communities. But, then again, so do pawn shops. This town will continue its slide into undesirability as a community unless real, lasting, planful reinvestment takes shape. Lastly, an aside: Being known as, or bragging that, your town offers an "affordable community" isn't much of a slogan if no one wants to live there. This isn't an issue of race, ethnicity, or even the Mean salary of residents. This is about poor planning, too much overhead, and seemingly little insight into what makes a sustainable and desirable community.</p>
<p>No rentals near schools</p>
<p>Don't allow greed in Irondequoit! We have the most affordable home buying opportunities in the nation, and short term rentals would destroy that.</p>
<p>I'd like to see less rental property overall.</p>
<p>Prevent mass ownership. Put an addendum that no more than three units can be owned ny one business, corporatation, person or entity. Keep the neighborhoods whole.</p>
<p>This area, I feel, short term rentals will most likely be party houses rented by locals vs. rentals that attract tourists or visitors that will support the local economy. Ensuring there is capacity within law and code enforcement to address nuisance issues I believe is essential.</p>
<p>Na</p>
<p>We should ban them. Rentals should be for long term use - residents not tourists.</p>
<p>I strongly strongly suggest that only owners of a primary property can list on Airbnb. Whether it be a portion or whole home. We cannot let the current national housing crisis escalate by making our town an easy way for "investors" to make money and destroy our neighborhoods.</p>
<p>I'm annoyed that the town is even considering making things more accommodating for short term rentals. Our taxes are so high.</p>
<p>No</p>
<p>I'm more concerned with the upkeep (or lack thereof) and terrible parking situations of some of the long-term apartment rentals near here.</p>
<p>It seems like a non issue except for one or two properties that are managed by out of town investors.</p>
<p>If there's alor of real complaints look into a strike system. Eg 6 strikes in a year and your out type of thing. There are a lot of good ones. The good ones no one ever here's about</p>
<p>lol 3360 St Paul is an active airbnb</p>



Require review and permits (including a majority of the neighbors approval) with specific regulations for operation, then enforce them.
If permitted at all, short term rentals should be strictly regulated and very limited to preserve owner occupied neighborhoods.
Thanks for taking on this issue and seeking public comment.
If you want people to put roots down in this town then you need to treat our residential neighborhoods like neighborhoods not a vacation destination.
Please feel free to contact me for any further information. I'd love to be a part of this process. Maggie Doud - 585-953-1068.
Please do not allow short term rentals in Irondequoit neighborhoods. This would be detrimental to our community. Let's build up Irondequoit for future generations by implementing more things to do here. More local businesses, less chains.
No
It's probably best to hold off on having too many short term rentals until we are able to see how cities across the nation have been able to quell the problems that come along with these. Once there are proven methods that can solve these problems, then we can mirror the same process and explore short term rentals further.
I favor short term rentals
Get this moving quicker before it is too late.
No
All for forward direction, but also enjoy a quiet area I have spent 50 years building. I am very upset at what is allowed to happen in terms of total lack of property upkeep though. I live on Petrella circle and am so disappointed in my neighbors that constantly leave garbage and whatnot strewn about for weeks on end.
Don't over do it. Simple and clear rules are best.
Let's stop encouraging rentals that puts money in developers pockets and instead champion building building generational wealth through home ownership.
Zero regulation. Stay out of people's lives!
Tax the owners of air bnbs until they sell
Perhaps only allowing a certain number of them in an area is a good middle ground. Brings tourists in while still keeping the small neighborhood feel and not allowing all the houses to be bought up for this and not people that won't to live in Irondequoit.
Nope
If taxes are paid and properties are maintained, why would there be regulations?
Make sure they protect residents
Let's focus on getting good neighbors and not making housing nearly impossible
Please consider clear guidelines and empower the town and the local police to intervene immediately if required. We need to protect our jewel of a town, people love it here but that can change if they feel unsafe or unhappy in their homes
I can understand why neighbors of STR homes are troubled by the risk of unknown visitors staying close-by and party noise.



Ban short term rentals unless they are duplex situations where there is an Irondequoit resident on the property
no
Thank you for thoughtfully considering this and collecting feedback!
Not at the moment.
I demand the town strongly act against them. This is pricing working families out of homeownership who would be invested long term in our community.
do not allow them unless the owner lives on premises or next door and they are burdened with the daily problems. I also may not be opposed if owner rents out there main home if they spend winters in Florida for example...
Enforcement should be made to prohibit this type of property use. Period.
Most municipalities around irondequoit are saying no to short term rentals. Why does irondequoit want to lesson the quality of its neighborhoods.
They definitely should be taxed the same as hotels in the area.
Please don't make decisions based upon tax revenue. Think of the people that live in Iron and pay incredibly high taxes to live in what were once lovely and safe neighborhoods.
Keep your laws off my property
I think that we should not allow them in irondequoit. People should have pride to own and live in their homes in irondequoit and know their neighbors. This will allow the next generation a chance to start a family in their own home and grow old there. Without the greed of investors.
It needs to be managed in a way that maintains property values. Altho I'm uncertain how to make it work, I think it is also important to manage the number of properties that are short term rentals within each neighborhood so that they don't become ghost neighborhoods while vacant.
People's property rights to use their property should always be top priority inside of the boundaries of current town code.
Please limit the percentage of homes allowed to be STRs in our town .
Don't do it at least in my neighborhood of us a disaster. The town could give a crap and I paid almost \$14,000 a year and property taxes and they said it's my problem when they throw their garbage out the window literally and it blows into my yard it's my problem Stolen merchandise ring 12 people staying in a tiny house next-door to me people letting their dogs run out the door and shit in my yard the reconstruction workers that didn't want to back out into Empire Boulevard and they drove through the side yard into my yard into my driveway to exit onto the main street And the town just laughed at me. Call the cops when something happens because we need to waste tax dollars for police to do something that the town should be in charge of. It's absolute bullshit if they want this area to turn into W. Ridge Rd. and Greece keep making bad decisions.
Lots of short term rentals for "parties" make the news. What are the actual reason for short term rentals in our area.
Please think of the hard working home owners in Irondequoit when this decision is made.
Do not let short term rentals happen please.
I hope the town DOES NOT encourage short term rentals and continues to encourage safe neighborhoods with people who want to build their lives here — people who will watch out for their neighbor.
Just say no



I strongly support short term rentals
Find a balance that regulates but still allows folks who do their best to meet expectations to operate a STR in town
Also a couple of homes are exclusively rentals in our neighborhood and the owners do not properly maintain their properties.
Don't let people do them.
While I understand the right and attraction of homeowners to make money off of their property I believe there is a way to do it that does not harm the character and feel of our neighborhoods. In my opinion the best way is restrict these rentals to properties where the homeowner is present.
We would like to see owner occupied short term rentals encouraged as a way to aid the town's economic development, provide reasonable priced housing for former residents re-visiting, and attract world visitors to an area they might not otherwise visit.
Don't allow
There should be a variant required, that must be renewed every few years. The neighbors get to approve or disapprove. If there are any complaints, it's automatically reviewed. Since it's an income property, they should pay higher taxes.
Regulations are SO important. I've seen communities ruined by short term rentals
No.
Is it possible to let individual neighborhoods decide if they would like to allow short term rentals
I suggest- NO!!!!
Do not permit.
I'm concerned about the limited housing stock being bought by real estate investors who will drive up prices and then use the property as a rental.
No
I'm not sure I would want the town telling me what to do with my property, but I think a 6 months or more, would be a good rental goal for housing in Irondequoit. Near the beach, that may be different but again, I wouldn't want parties in the house next to me all summer while I try to sleep .
Rules .regulations. neighborhood vote for it to be there
Limit the number of properties a single entity can rent out to two. ...and plow both sides of the sidewalk every winter for Christ's sake. It's not neighborly. Seriously would have considered not moving here had I known that previously.
I don't think the questions in the survey are the best to get clear understanding of short term rental info
just no!!
I appreciate that you are seeking residents' opinion.
From what I have looked into, most of the short term rentals in Irondequoit are quick turnovers. As a neighbor you have no idea who the people are. I can't imagine having children with a short term rental next door. I am against any new ones.
No
Please communicate the results of the survey.



I was like to see a stop to short-term rentals. Houses are in such demand and we need families not vacationers.
We are already having problem with loud home owners, violent dogs and unkept properties on Oakridge Dr. we call for help and everyone says their hands are tied. I do I want to see this increase with rentals- we pay a lot in taxes- I want people here who are invested in the community.
Irondequoit should NOT impose any regulations or restrictions on short term rentals.
Town should set guidelines as well as rules owners must follow and then help encourage additional small businesses to open in town.
If it will decrease vacant properties, generate income, potentially increase tourism & be monitored, then I'm all for it ~ we have rented an Airbnb ourselves elsewhere & have enjoyed it
Clear language for regulations that are widely accessible
If it is going to be allowed, which it is already happening because I have one across the street from my home, how are we monitoring and protecting residents. If it is going to be allowed then how are we utilizing this to benefit our town.
Make them get a permit and a public list we can access to know what houses are shirt term rentals and contact information on the owner to report guests if needed.
Keep short term rentals!! It was such a relief to have last year!!!
No
I have the following suggestions: Recommend capping total number of short-term rentals (STRs) that are allowed in town. I think that property should be inspected yearly to ensure that it's up to code and if, upon inspection, capital improvements have been made, property should be reassessed. I also recommend limiting the frequency of rentals per year and # of guests. In addition, I think that there should be a requirement that a host can only list their primary residence as an STR since it is important for the host to be readily available to address issues. The host should be fined for violations related to excessive noise, illegal parking and property that is not well-maintained. Background checks should be completed on guests (particularly if located near a school or daycare facility)
It takes energy and enthusiasm to be a good neighbor. Having folks dedicated to maintaining or improving the value of where they live is important to those that have property as their life's single biggest investment. Homes used as short term rentals are voids in the abilty for neighbors to know and help each other.
Please be careful while making this decision. Are you seeking input from sources that are not electronic? We are likely missing the voices of many community members who are unhoused or can't afford phones and access to Facebook. Please do your best to make sure this survey is equitably available and ALL voices are heard
Limit the amount of short term rentals one person can own so that the benefits of rental income are spread out to multiple owners.
I wouldn't want to buy a house in a neighborhood with many short term rentals as it changes a neighborhood feel for sure.
Oppose unrestricted short term rentals



DEMOGRAPHICS

What is your age group?	
Answer Choice	Count
Under 18 years old	0
18-24 years old	3
25-34 years old	48
35-44 years old	125
45-54 years old	111
55-64 years old	95
65+ years old	79

How long have you been a resident of the Town of Irondequoit?	
Answer Choice	Count
Less than 1 year	7
1 - 5 years	58
6 - 10 years	60
11 - 20 years	96
21 - 30 years	73
More than 30 years	162
I am not a resident of the Town of Irondequoit.	6

What neighborhood/area of Irondequoit do you live in?	
Responses	
North	
Culver/Norton	
Summerville/Lakeside	
Lakeside	
Culver/Titus area	
Laurelton	
Summerville/White City	
East Irondequoit, ridge and culver area	
Seabreeze	
Lakeside	
Lakeshore	



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Laurelton
Summerville
Seneca
Eagle Heights
East Irondequoit
Southwest Irondequoit
Empire blvd
Orchard park area
Near the zoo
West Irondequoit
St Paul Blvd
Summerville
Rogers estate
Lakeshore Blvd area
Rock Beach
Laurelton area
Eagle Heights/Dake Corners
Sea Breeze
Thornton Rd.
Oakridge
I live on Hoover Rd
Thurlow Area
Briarwood triangle
by the town hall
Roger's Orchard(Rogers Pkwy).
Brookview
Briarwood
Goodman
East irondequiot
E. Irondequoit
Laurelton
Briarwood Triangle
Seneca park
Briarwood Triangle
14617
seabreeze



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

NoLA
Titus abe
Summerville beach
I own homes in the town of irondequoit that I long term rent
Sea breeze area right on Irondequoit bay
North Winton Village
Seneca Road
Near Seabreeze
Maywood
Laurelton
Point pleasant
Deerfield
seabreeze area
seabreeze
IHS area
East Irondequoit
Orchard Park
Northeast quadrant
The Flats
West Irondequoit
not currently. lived 69+ years in town
Summerville
Eagle heights
Winona Woods
Rock beach
Pardee Hill
Winona Blvd St Paul
Summerville
Winona Woods/Winona Blvd.
Eagle heights
Eagle heights?
Eagle Heights
Dake's Corner
Eagle Heights Neighborhood
Eagle heights
Eagle Heights



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Winona Woods
Eagle Heights
Eagle
Eagle heights
Eagle Heights Neighborhood
Dake corners/Eagle heights.
Eagle heights
Eagle Heights
Eagle Heights
Titus - Cooper area
Eagle Hights
Eagle Heights
Briarwood Triangle
Eagle Heights
West Irondequoit
Eagle Heights
Winona woods
Eagle heights
Summerville
Eagle Heights
Eagle Heights
Cooper-Titus-St. Paul triangle
Ridgelawn Dr
East
Sea Breeze area
Laurelton
Seabreeze
North Seneca Triangle
Parkside
West
Parkside
Point Pleasant
Briarwood Triangle
Winona Woods
West Irondequoit, off Titus Ave
Orland Road



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Near the zoo
Winona Woods area
Biltmore dr
Rogers Orchard
Summerville
Winona Woods
Fairlawn Drive
Summerville
Pardee Hill
Pardee rd
Pardee Hill
Briarwood triangle
Not entirely sure, but I live near Ivan Green Primary School
Summerville
Lakeside. 222 Oaklawn Drive
Pardee Hill
Pardee hill
Edgebrook In
Cooper Rd and Titus, one block from I Square in the West Irondequoit school district.
Winona woods
Pardee Hill
Eagle Heights
Pardee/Empire
Rogers
Eastman Estates
east irondequoit
Summerville
Rogers Parkway
Laurelton
Winona Woods
I live in Irondequoit and don't see the purpose of telling what neighborhood I specifically live in
Southwest.
By lake
Moved from Summerville to Oakridge this year.
Pardee Hill



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Pardee
Kindlewood
Rogers pkwy
Summerville Windsor Beach
Rock Beach Road
Rock Beach Rd.
Lakeshore.
Maywood Neighborhood
Summerville
Laurelton
Pt. Pleasant, private dead-end road, overlooking the Bay and Lake Ontario
Winona Woods
Pardee
Winona Woods
Laurelton neighborhood
Edgebrook Lane
Hudson/Titus
Oakgrove
Oakgrove
Schnackel Drive
Densmore
Near the cemetery in E Irondequoit. Not sure if it has a name. It's a pocket neighborhood bordering Durand Eastman
Between Seneca and Titus. Near Southlawn.
North west quadrant
Sea breeze
Briarwood neighborhood
Tuliptree
Off Thomas Ave
Culver/104
West Irondequoit upper St. Paul area
West Irondequoit on Portland Ave.
West Irondequoit
Simpson RD
Sunflower Drive
E Irondequoit (Pardee Hill Neighborhood)



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

East Irondequoit
South west. Briarwood Triangle
Maywood
Titus culver
Rogers orchard
John Jay Dr
Walzer Road
Maywood
Seabreeze
West Irondequoit
Eastman Estates
Oakmount Drive
Laurelton pardee
Seneca school area
Wimbledon rd
West Irondequoit (Cooper&Titus)
Parkside
Kings Court area
Hudson/titus
Densmore
Near Roger's school
Pardee Hill
Helendale
Brandon Rd
Helendale school area
Laurelton neighborhood for over 15 years, also lived in the Winona Woods neighborhood for 25 years and still have a parent living there
Culver pkwy block between shelford and culver but close to netsins
West irondequoit
Culver
Titus
Bishop Kearney
Nowandaga
Cecelia Terrace
Beaconview/pattonwood
Briarwood Triangle



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Summerville
Winona woods
East Ridge & 590 area
"OakGrove" neighborhood
Seabreeze
Bouckhart/Titus
Wimbledon Road
Parkside
Parkside
I Live in Summerville and have my whole life.
West irondequoit, woolacott rd
West Irondequoit
Hidden valley near the town hall.
Helendale
Peart Ave
Oakgrove
West
Cinnabar/Rock Beach
Lakeside neighborhood
Eagle Ridge
Eagle heights
Irondequoit
Briarwood Triangle neighborhood
Oakgrove
West Irondequoit- Rogers Parkway area
Pardee Hill
Irondequoit.
Cooper road
Hardee's Hill
Tamarack Dr area
Pardee Rd neighborhood
Frankland Road
Densmore neighborhood
Lakeshore
Rogers Orchard
Whipple Lane



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Laurelton
Eagle Heights
Cooper rd
Portland-ridge-Hudson-titus
Thomas Ave.
Hidden valley
Seneca
Dierdre Dr
NOLA - North of Long Acre
Pardee Hill
Just south of Seabreeze
Near Worthington, south of Titus, north of Ridge.
Oakview
Lakeside neighborhood
Culver/Norton
Harbor Hill
East irondequoit
Summerville/ Windsor Beach
Dake's Corners
Southwest
Point pleasant area
Winona Woods
Lakeside
Eagle Heights
Eagle Heights
Brookview elementary
Whipple lane
Dake's Corners
Colebrook Lakeshore
Winona Woods
Pinecrest/Colebrook
Briarwood Triangle (St. Paul Blvd./Titus Ave.)
Nowandoga neighborhood
Seabreeze
Summerville
Heberton Road



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Laurelton
Arlington
Dakeland Rd
Brookview
Northeast
Seneca
Eagle Heights
Cranbrooke Dr
Eagle Heights
Briarwood triangle
Near Brookview and Miller Lane
Culver/Avondale
Summerville
Town Hall
Titus Avenue
West Iro high School
Summerville
Pardee hill
Summerville
Lakeside
Winona Woods
Seabreeze
Seneca
NoLa - South of Titus, West of Seneca near the zoo
East Irondequoit
Ridge culver heights neighborhood
Seabreeze/Huntington Hills
Drake Dr
Lakeshore
Southeast quadrant
Culver Titus
Rock Beach area
Eagle Heights
NoLA
Titus/Portland/ Coronado
East Irondequoit



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Bayview area
Winfield Rd.
Brookview
Maywood / Lakeside
Greenlight Angora neighborhood
Near high school
Laurelton
Pardee hill
I am in the sea breeze area
Newport
Eagle Heights
Ridge-Culver East
Arlington subdivision.
East Irondequoit
schnackel
Lake Breeze neighborhood
Schnackel dr
Area around the Flats
Barry Rd.
Southlawn/Rogers
Culver/Avondale
Seneca Rd
Briarwood Triangle
West Irondequoit
Oakgrove
Lakeside
Eagle View
South of Titus Ave
Culver/Norton area
Perrin Drive
Maywood
Maywood
Rodgers Orchard/ W Irondequoit
Lakeside neighborhood (nw side of town)
Empire Boulevard in a historic landmark building
Brookview



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Titus
Southwest
Winona Woods
Point Pleasant
Briarwood Triangle
Lake Breeze
Pardee Hill
Edgebrook
Summerville
Near cemetery
Winona Woods
Sea Breeze
Brookview Area
Sea Breeze
Eagle Heights
Lakeshore (222 Oaklawn)
Brookview neighborhood
Longacre road
Southeast quadrant
Filon Aragon Pleasant Way Culver Rd
The Flats
West Irondequoit. He knows the one with the good school district the higher taxes and supposedly safer houses
Titus/cooper
Summerville
Hermitage Rd - Maywood area
Winona Woods
Rock neach
Seabreeze area (off Culver between Titus and Pt. Pleasant.
Huntington Hills
Summerville
Seneca school area
Thomas Avenue
Parkside
Seneca Park
Maywood



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Near Atlas Eats
Culver/Fairlea
Maywood
Lakeside
Titus/hudson
Winona Woods
Eagle heights neighborhood
Brookview triangle
Ransford Avenue
Summerville
North Irondequoit- off Culver Road, near Durand Eastman
Lakeside
Winona Woods
Summerville
Empire Blvd
Winona Woods
Seabreeze
Summerville
Summerville
Winona Woods
West Irondequoit-- Seneca/Rawlinson
Titus Avenue, East Irondequoit
Seneca/Titus
Hidden valley
Brookview/Coronado/Miller Lane area.
Laurelton
Briarwood
St. Paul
Culver Ridge area
East Irondequoit
Brower/Alhambra
Lakeside
Winona Woods
Sea breeze
Brookview
Karrat Drive



TOWN OF IRONDEQUOIT
 SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Briarwood triangle neighborhood
Oak Grove
Nowadoga
Rogers Neighborhood
Pine Grove
Briarwood triangle
Bouckhart Ave. area
Maywood Neighborhood
Lake breeze neighborhood
Eagle Heights
On durand dr off culver
Eagle Heights
Sea breeze
Wimbledon Seneca
North
Culver/Norton
Summerville/Lakeside
Lakeside
Culver/Titus area
Laurelton
Summerville/White City
East Irondequoit, ridge and culver area
Seabreeze
Lakeside
Lakeshore
Laurelton
Summerville
Seneca
Eagle Heights
East Irondequoit
Southwest Irondequoit
Empire blvd
Orchard park area
Near the zoo
West Irondequoit
St Paul Blvd



TOWN OF IRONDEQUOIT
SHORT TERM RENTAL PUBLIC INPUT SURVEY - RESULTS REPORT DRAFT

Summerville
Rogers estate
Lakeshore Blvd area
Rock Beach

