

To: Nelsonville Board of Trustees

RE: Short Term Rentals, Nelsonville DRAFT code

I am writing to express dismay regarding the proposed Short Term Rental draft code. I am relatively new to Nelsonville, but was raised in nearby Cold Spring, NY, attended Haldane, etc. and have returned to the area to raise my own family in this wonderful community.

I recently designed and built a 2-unit dwelling in the Village of Nelsonville to the highest building code and energy efficiency standards. As an architect I fully appreciate the importance of building safety, occupancy standards, etc. Having owned a few duplexes and multi-family dwellings over the years, what I have come to understand as a building owner is that my highest service to the community is to provide flexibility for their needs. I truly believe as a building owner and landlord that providing space "to be" is a true and generalized service to the local and broader community.

Since last April, in our attached studio apartment - we have hosted artists, doctors, students, family members, friends – even (EGADS!) a birthday party for a local friend who needed a bit more space. Most of our guests have stayed for a few months, some (EGADS!) for less than a month. In fact, in a few weeks we are hosting a family from Cold Spring who is renovating and needs a place to stay without paying exorbitantly for a hotel room in Fishkill. We love sharing our home, gardens, and neighborhood with friends, family, and guests. For us, community means sharing – community means welcoming.

Furthermore, we just happen to be the closest neighbors to what seems to be one of the few short term rentals in the Village – and have found both our neighbors and their periodic guests to be friendly, courteous, and conscientious. In fact, we welcome new faces and meeting new people who are exploring the area for the first time. If this draconian measure were to force them to move – this would be a great loss to the community.

The ability of our neighbors and friends in this community to share their homes with trusted people and for time periods determined by each individual and not by a government is an extension of rights held deeply by the patriots who fought diligently some 244 years ago here on these Hudson River shorelines. We have the right to peaceably assemble in our own homes, we have the right to communicate privately, and we have a freedom from unreasonable searches. Furthermore, we expect to exercise these rights as long as they do not impinge upon the health safety and welfare of others. These outward impingements - noise, trash, parking, traffic, etc. - can all be addressed independently.

I love loving in Nelsonville, and appreciate the work that Village Government does to protect what we collectively hold dear. However, we cannot legislate friendliness, community spirit, or for time to stand still. If what people want is more community interaction and to get to know their neighbors - we might as well outlaw TV and the internet. While we're at it, let's cut the Netflix subscriptions and why not outlaw Facebook so people will actually get outside and talk to each other?

Nelsonville, let's come together and oppose draconian regulations and focus on REAL quality of life issues that are within the purview of a Village Government to enforce (parking violations, speeding, noise ordinances, building code violations, etc). Let's say NO to government overreach and yes to freedom. This law will turn neighbor against neighbor, and put the long arms of the law squarely within our homes and private affairs.

Sincerely,



Ethan Timm
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