

Short Term Rental Ad-Hoc Committee Meeting Notes 17 August 2026

Attendees:

Jessie Simpauco, VP for UUP

Joe Camarata, Town Board

Kim Frazier

Morgan Doyle

Ryan F. Pereira, Town Clerk

Jessie Simpauco from UUP, United University Professions Oneonta Chapter attended. This is a local labor union representing academic and professional faculty at SUNY Oneonta. Jessie shared a power point presentation showing their work on advancing efforts to address affordable housing for professionals. The presentation highlights the challenges many SUNY Oneonta employees face in finding affordable, quality housing near where they work, and proposes a collaborative, city-centered approach to strengthen housing opportunities for workers and families. Recommendation is modeled from other municipalities that are also trying to address housing for working people. Some of the recommendations are built on existing housing initiatives and are intended to support recruitment, retention, neighborhood stability, and long-term community growth. This is a proposal to collaborate on what is the best way to address housing for working people with the help of our city and town leaders.

Facilitator/Planner Diane Carlton guided the committee through existing definitions to be redefined in the Zoning Ordinance relevant to our task, for the committee's input. She added the portion that committee member Ben requested, construction of a new home being used as an STR being exempt from the STR CAP. This encourages new housing that will one day become long term housing.

Committee member Jenny Koehn revisited her strong objection that the 3.5% CAP is too low. Jenny stated we need to take fuller advantage of the STR tax revenue opportunity. She clearly stated she does not support our document as it stands based on the 3.5% CAP.

Previously, the committee has had lengthy discussions on setting the CAP, reviewing extensive data to make an informed decision. The Town is currently between 4-5% of our housing stock allocated to STR's. This percentage excludes the Owner-Occupied properties. Several on the committee felt a lower percentage would be advisable, but compromised at 3.5% CAP. Please note, the CAP does not take away from any existing rentals. It means over time as permit numbers reduce through attrition, and the percentage lowers to 3.5%, then the 250-foot buffer density comes into play. This will address the overwhelming concern of density.

We will go over some sections with the Attorney for the Town.

Respectfully submitted by,

Trish Riddell Kent, Committee Chair & Deputy Supervisor