

STR Ad-Hoc Committee Meeting Notes 23 April 2026

Attendees: Lauren Anderson, Arley Lau, Kathy Stein, Kimberley Frazier, Hunter Roesse, Bridgett Daggy, Melissa Jervis, Eric Jervis, Rich Harlem and Patrick Calhoun.

Chair Riddell Kent began the meeting by stating that the Town of Oneonta is a “Pro-Housing Community.” This certification opens the Town up to key discretionary funding programs including the DRI and NY Forward. The Town has been awarded a grant to hire a Consultant to guide us in the process for applying for one of these grants that she mentioned.

We cannot jeopardize our Pro-Housing status. STR’s complicate NYS Pro-Housing Community Status by limiting long term housing supply. Forcing municipalities to balance tourism economic benefits with housing affordability goals. High concentrations of STR’s can remove available residential units, potentially undermining housing stock goals. Unregulated STR’s reduce available supply of long term rentals and housing stock for residents, directly opposing the Pro-Housing goal.

Facilitator Diane Carlton read Code Officer’s answers to our questions thus far.

Jenny Koehn kindly volunteered to be our committee’s recording secretary compiling our data.

Status of Public Survey. We reminded everyone to get the word out about the STR survey which will be posted through the 30 April. This survey can also serve as an opportunity for STR owners and operators to submit feedback.

Reviewed procedures currently conducted for STR’s through the Conditions for Special Use Permit for STR Checklist. Noting what works well, what doesn’t work well and what needs improvement. It was noted the rental listing should specify one family per rental would be helpful. No team parties or gatherings (add gatherings.) Properties should be insured as an STR classification.

Reviewed Sections for a Short Term Rental Law.

Wording of existing and absent definitions from the Town Code were worked on. Wording for “Boarding House,” “Bed & Breakfast,” “Short Term Rental,” “ADU,” and “Overlay District.”

Add to Code “Violations of the STR Checklist can result in suspension or revocation of one’s STR permit.”

Purpose, Legislative Intent and Authority Draft was worked on incorporating our Established Goal statement; To ensure short-term rentals contribute positively to the Town

of Oneonta's economy and visitor experience while preserving residential quality of life, neighborhood cohesion, and access to long-term housing.

We concluded with feedback from attendees. Here are a few comments.

Hunter Roesse noted the STR Fee Structure was recently updated. Melissa Jervis noted septic system inspection back-ups can cause issues. She doesn't understand the one family rule. ADU's can be a good opportunity, and the operators of these businesses are happy to provide input for the committee.

Respectfully submitted by,

Trish Riddell Kent, STR Ad-Hoc Committee Chair