

COMMUNITY AD-HOC COMMITTEE ON SHORT-TERM RENTALS

Final Report Presentation

November 2025



COMMITTEE PURPOSE

The Committee was tasked with reviewing current policies, regulations, and practices related to STRs in the Town of Oneonta. Through stakeholder engagement, community surveys, and comparative analysis, the final report brings together future STR management and policy development.

- Review STR policies and regulations
- Engage stakeholders
- Assess ADUs
- Evaluate impacts
- Recommend improvements

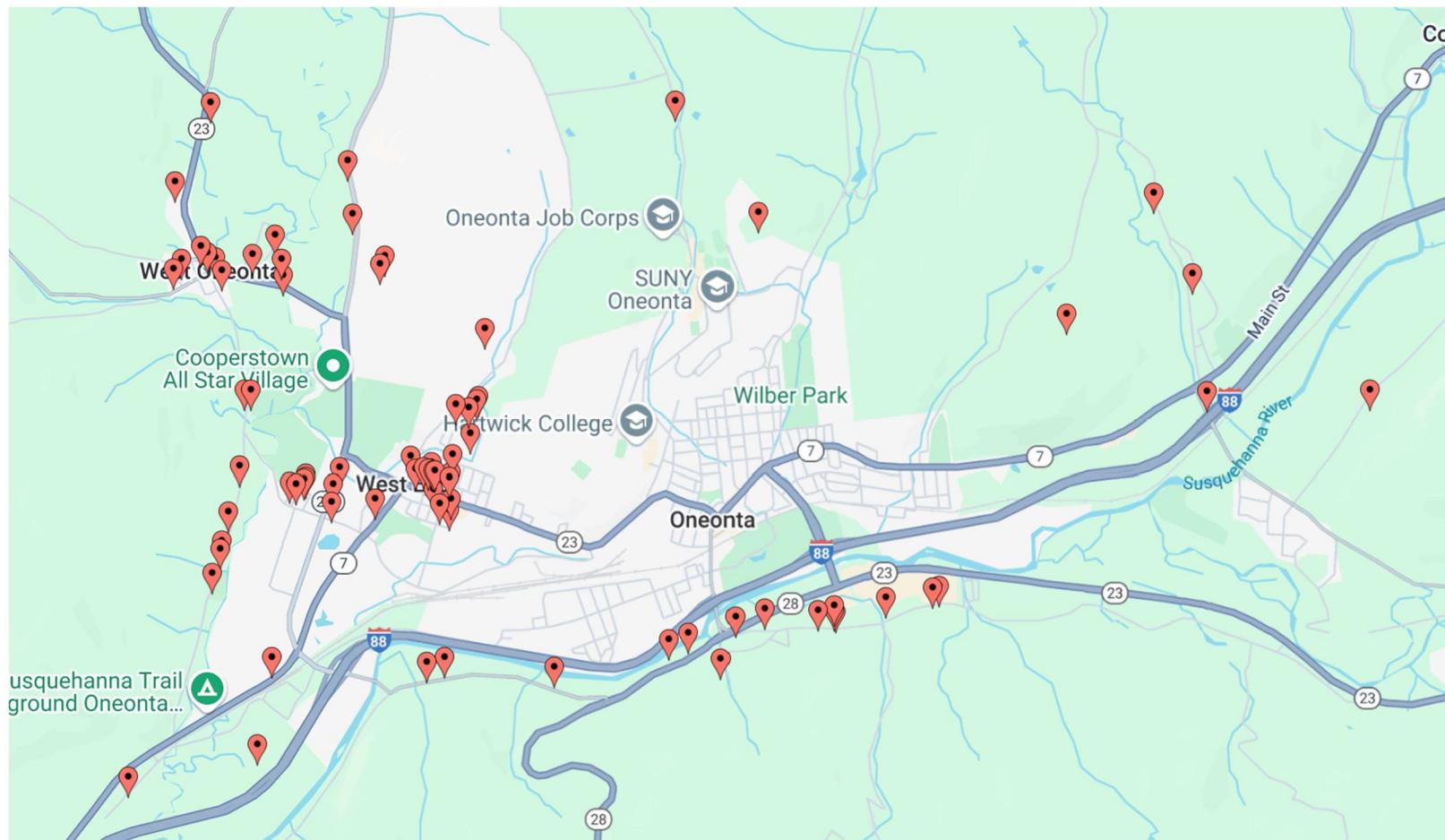


COMMITTEE MEMBERSHIP

- David Brower
- Theresa Cyzeski
- Kim Fierke (Chair – Town Board)
- Jim Hurtubise
- Melissa Jervis
- Jenny Koehn (Planning Board)
- Andrea Luster
- Reggie McGuinness (Planning Board)
- Trish Riddell Kent (Town Board)

STR DISTRIBUTION

- 79 active STR certificates as of Sept 11, 2025



KEY INSIGHTS FROM SURVEY

- 41 respondents
- **Housing Concerns** were the most cited, focusing on affordability, availability, and competition with investors.
 - **Availability & Affordability:**
 - “Short term rentals impact housing affordability.”
 - “Professionals and young adults struggle to find housing due to seasonal STR conversions.”
 - **Investor Competition & Displacement:**
 - “It feels impossible to compete with people who buy houses just to flip them into short term rentals.”
 - “Nice houses sit empty half the year instead of housing local families.”
 - **Loss of Community Stability:**
 - “Transient turnover erodes the sense of community.”
 - “Young families are being priced out and pushed away.”
 - **Economic Benefits** were acknowledged, especially regarding tourism and property improvements.
 - **Support** for STRs came from residents who viewed them as beneficial to the community.
 - **Neighborhood Impact** included worries about noise, parking, and loss of community character.
 - **Opposition** was present but less common, with calls for bans or stricter limits.
 - **Regulation** comments emphasized the need for better enforcement and oversight.

SURVEY SUPPORT FOR STR

- **Economic Benefits**

- STRs bring **tourism dollars** into the local economy.
- They provide **additional income** for property owners and landlords.
- Local businesses, especially restaurants and shops, benefit from increased visitor spending.
- *“Tourism continues to grow in Otsego County. The town should embrace it and encourage local business to capitalize.”*

- **Property Improvements**

- Owners are motivated to **renovate and maintain properties**, improving neighborhood aesthetics and housing stock.
- STRs are seen as a catalyst for **revitalizing older homes** and attracting investment.
- *“Properties are being improved. Tourist spending benefits our local economy directly via short term rentals.”*
- *“I think it is a good thing. People are improving their properties, increasing home values.”*

- **Community Engagement**

- Some residents enjoy interacting with visitors and appreciate the **diversity and vibrancy** STRs bring.
- STR guests are often described as **respectful and quiet**, contributing positively to the neighborhood atmosphere.
- *“Anyone who runs a short term rental around me is great! Tenants are quiet and respectful.”*

- **Support for Local Entrepreneurship**

- STRs are viewed as a **valuable opportunity for local entrepreneurs** to participate in the growing tourism industry.
- Residents emphasize the importance of **not stifling innovation** or economic growth through overregulation.
- *“I feel as if it brings opportunity and income to local families.”*

LOCAL HOUSING SURVEY

- Collected from the Active listings on MLS
- October 2023 – September 2025.
- Private sales are not included.

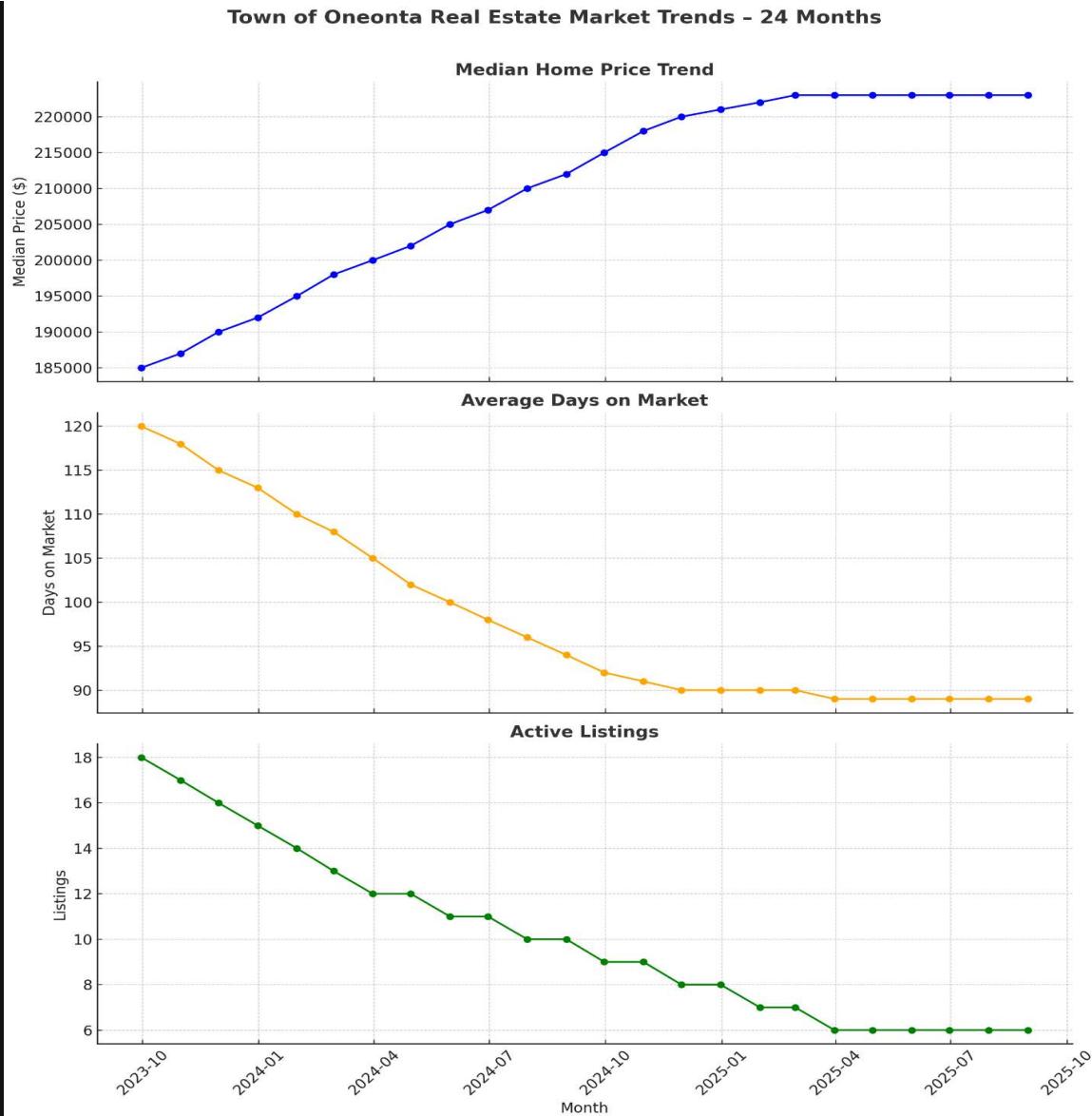
Key Takeaways

Home values are stable at elevated levels – median pricing has plateaued near \$223,000 but remains significantly higher than two years ago.

Homes are selling faster – average days on market have dropped by more than 20% compared to 2023.

Inventory is at a historic low – just nine homes are available for purchase, creating a challenging environment for buyers.

Investor activity is reshaping the market – reducing primary residence availability and contributing to affordability concerns for local households.



OTHER HOUSING STUDIES

- *Otsego County Housing Study – Conclusions & Recommendations (2018-2019)*
- *Tourism Accommodations Study (2019)*
- *Pathfinder Village Cohousing Project Final Report (January 2020-June 2021)*

- **All three studies found that access to affordable housing was an issue.**

TOWN BOARD CHANGES

- Increased the yearly permit fee from a flat \$150 to \$50 per number of allowable occupants (up to a maximum of 10).
- Added a yearly checklist that owners must initial. This also includes collecting local contact information.
- Plan to place the name and contact information of owners of STRs on the website.

MUNICIPALITY CODES EXAMINED

- Saratoga Springs
- Town of Ithaca
- City of Ithaca
- City of Oneonta
- Town of Lake George

RECOMMENDATIONS TO CONSIDER FURTHER

- Zoning & Residency
 - Restrict STRs in residential zones
 - Encourage in commercial/rural zones
 - Require owner occupancy or residency OR
 - Limit number of non-owner occupancy with a neighborhood
- Policy
 - Continue yearly Permit required for all STRs
 - One STR per parcel
 - Local contact within 10 miles
 - Ownership changes require reapplication and meeting of current requirements

ACCESSORY DWELLING UNITS (ADU) RECOMMENDATIONS

- One ADU allowed per primary residence
- Must meet zoning/building codes
- Only one STR permit per parcel