

# **Community Ad-Hoc Committee on Short-Term Rentals**

## **Final Report - Presented to the Oneonta Town Board**

**September 2025**

### **Introduction**

This report presents the findings and recommendations of the Community Ad-Hoc Committee on Short-Term Rentals (STRs), which convened from June to September 2025. 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. This report is submitted to the Town Board for consideration and action.

### **Committee Members**

A special thank you to those citizens of the Town who volunteered their time and thoughtfulness:

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)

### **Purpose**

The Community Ad-Hoc Committee on Short-Term Rentals was tasked with:

- Conducting a comprehensive review of the current policies, regulations, and practices related to STRs within the Town of Oneonta.
- Engaging with stakeholders, including property owners, renters, neighbors, and local businesses, and community members to gather diverse perspectives and input.
- Investigate and make recommendations on Accessory Dwelling Unit's (ADUs) within the Town.
- Assessing the economic, social, and environmental impacts of short-term rentals on the community.
- Developing recommendations for improving the regulation, management, town codes, and integration of STRs.

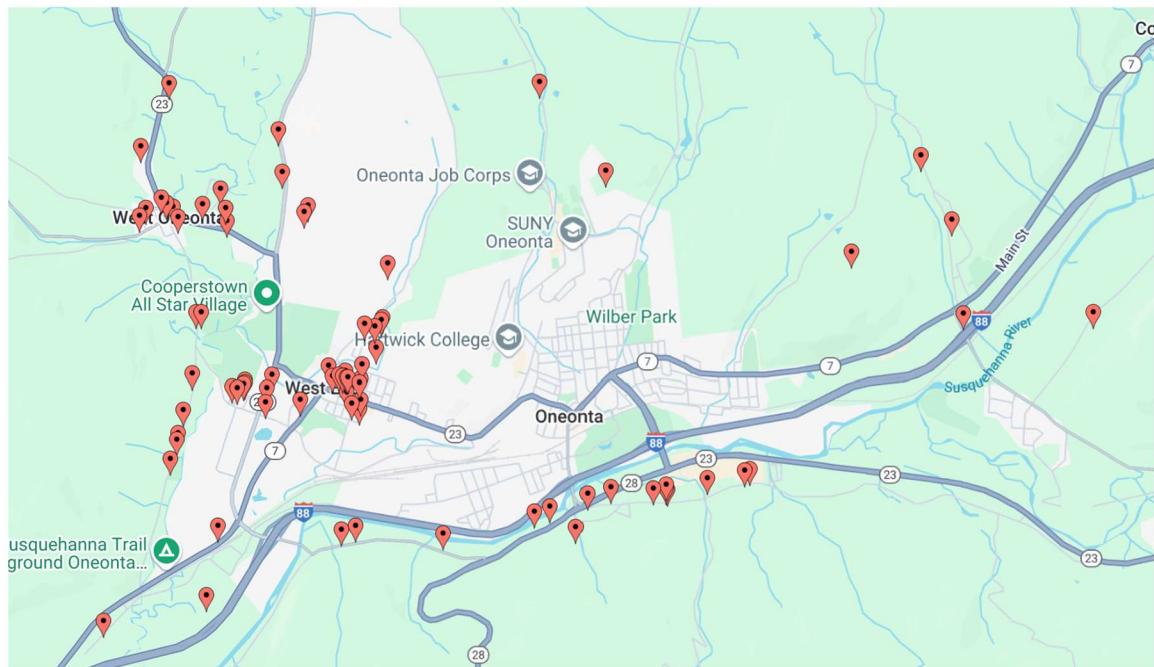
## Scope of Work

Within the purpose, the scope of work entailed:

- Examine the current zoning laws, licensing requirements, and enforcement mechanisms related to short-term rentals.
- Evaluate best practices and policies from other communities facing similar challenges.
- Identify areas of concern, including housing availability, noise complaints, safety, and neighborhood character.
- Propose actionable policy, code, and procedure changes or new initiatives addressing the identified concerns.
- Encourage procedures consistent with the Town Pro-Housing Designation.

## Current distribution of STR's

As of September 11, 2025, there were a total of 79 active STR certificates. The map displays the location of those homes within the Town.



## Community Survey Summary – Town of Oneonta Short-Term Rentals

The committee conducted a community survey to gather feedback on short-term rentals (STRs) in the Town of Oneonta. A total of 46 responses were received, with 41 respondents confirming residency in the Town. The survey included two key questions:

**Question 1: "Any thoughts or concerns about short-term rentals in the Town?"**

Responses were grouped into six main themes based on frequency:

Theme	Mentions
Housing Concerns	12
Economic Benefits	9
Support	8
Neighborhood Impact	8
Opposition	5
Regulation	3

*Key Insights:*

1. **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.”
2. **Economic Benefits** were acknowledged, especially regarding tourism and property improvements.
3. **Support** for STRs came from residents who viewed them as beneficial to the community.
4. **Neighborhood Impact** included worries about noise, parking, and loss of community character.
5. **Opposition** was present but less common, with calls for bans or stricter limits.
6. **Regulation** comments emphasized the need for better enforcement and oversight.

***Question 2: “Suggestions for improving rental regulations or enforcement?”***

Responses were categorized into seven themes:

Theme	Mentions
Zoning	10
Enforcement	6
Other	12
Permit Limits	4
Owner Residency Requirements	3
Taxation	3
Noise and Parking Rules	0

*Suggestions by Theme:*

**1. Enforcement**

- Hire more staff for code enforcement
- Penalize unpermitted rentals and violations
- Use automated tools to detect illegal listings
- Require visible permit numbers on platforms

“Heavy fines for operating without a permit.”

**2. Zoning**

- Restrict STRs in residential zones
- Encourage STRs in commercial/rural areas

“Ban or limit STRs in high-density tourist zones.”

**3. Permit Limits**

- Cap total STR permits
- Use lotteries or waitlists

“Pause new permits during ordinance reviews.”

**4. Owner Residency Requirements**

- Require STRs to be primary residences
- Prevent absentee ownership

“Only allow permits for local residents.”

**5. Taxation**

- Impose higher fees on STR operators
- Use revenue for affordable housing

“Add a housing impact fee for STRs.”

**7. Other**

- Improve transparency and community engagement

- Simplify regulations

“Make STR requirements easy to find on the town website.”

### ***Support for STR***

While most comments were in favor of reform, there were statements that were in favor of STR.

#### *Recurring Supportive Themes*

##### **1. 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.

##### **2. 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.

##### **3. 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.

##### **4. 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.

##### **5. Global and Cultural Norms**

- STRs are seen as a **modern, global standard** for travel accommodations.
- The convenience and flexibility they offer are appreciated by both hosts and guests.

### ***Sample Supportive Comments***

Here are a few representative quotes from the survey:

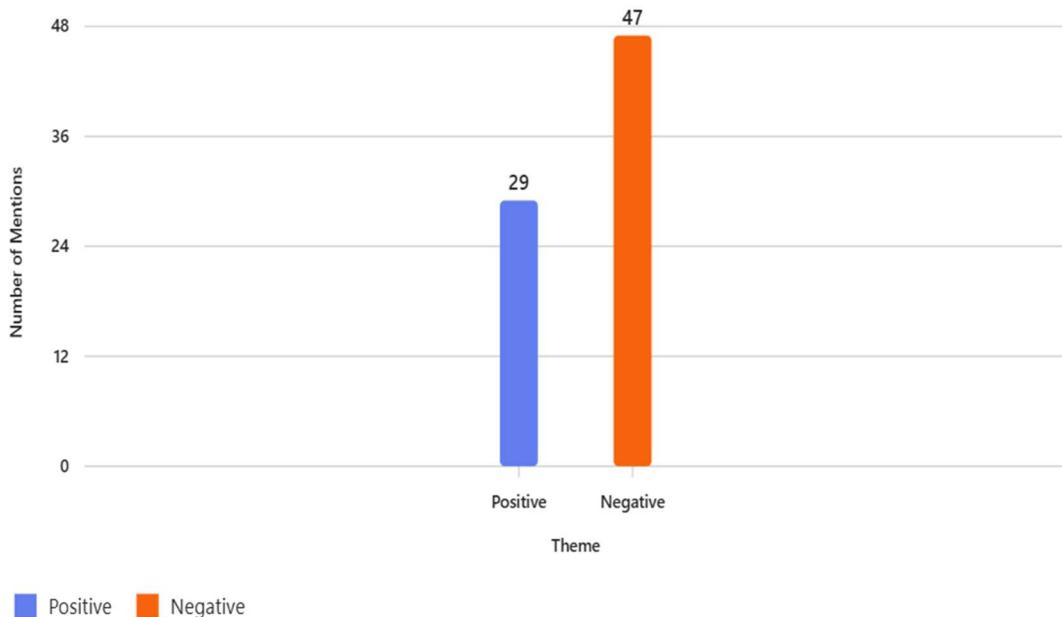
- *“It’s been the best thing to happen to Oneonta and Otsego County since the railroad started. A game changer for properties being fixed up and more expendable money for landlords.”*
- *“Tourism continues to grow in Otsego County. The town should embrace it and encourage local business to capitalize.”*

- *“Properties are being improved. Tourist spending benefits our local economy directly via short term rentals.”*
- *“Anyone who runs a short term rental around me is great! Tenants are quiet and respectful.”*
- *“I think it is a good thing. People are improving their properties, increasing home values.”*
- *“I feel as if it brings opportunity and income to local families.”*

### ***Frequency of mentions***

Here is the frequency chart comparing how often positive and negative themes were mentioned in the Town of Oneonta short-term rental survey:

*Frequency of Positive vs Negative Themes*



All comments in their entirety are included as a full document at the end of the report.

### **Comparable Communities**

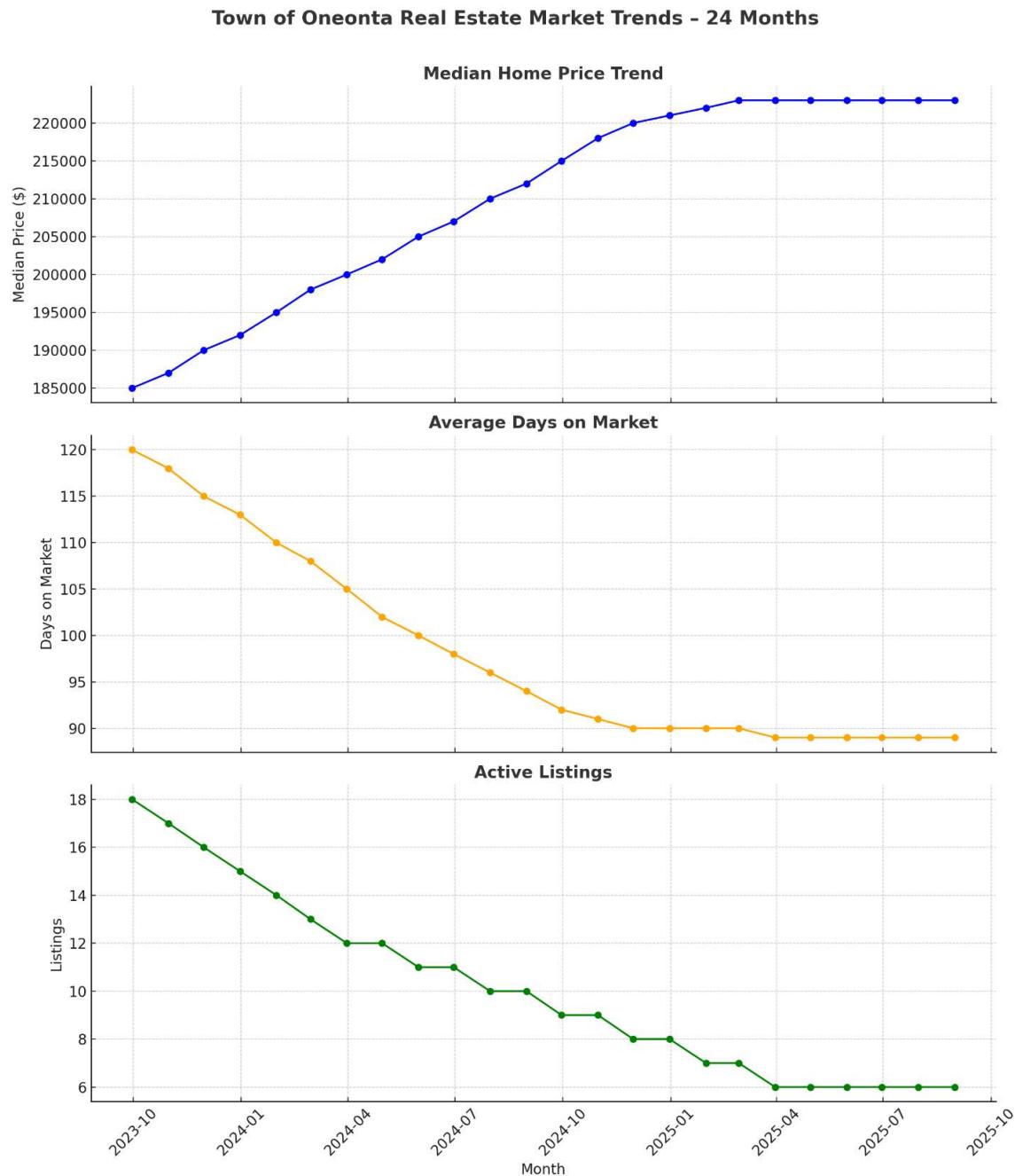
The committee reviewed the codes of the following communities:

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

## Town of Oneonta Housing Market Data

It is difficult to draw a direct comparison between STRs and the current housing shortage. What has been determined antidotally from employers in the area is that it is difficult to find affordable housing (whether to rent or buy) for new employees.

Housing data that was collected from the Active listings on MLS for the past 24 months of October 2023 – September 2025. Private sales are not included.



## *Market Summary*

The Town of Oneonta housing market has undergone steady but significant changes over the past two years. Median home prices have risen nearly 20 percent, climbing from the mid-\$180,000s in 2023 to stabilize around \$223,000 today. The average sale price mirrors this figure at \$220,794, showing that pricing has remained strong and consistent across transactions. This upward trend has been driven largely by limited supply rather than spikes in demand, with a historically low number of homes available for purchase keeping values elevated.

Homes are also selling more quickly than in previous years. Two years ago, a typical listing could remain on the market for four months or longer. Today, the average property closes (from point of listing to final closing) in just under 100 days, and the median time to contract is closer less than two weeks. This shorter market cycle highlights the competitive environment: appropriately priced homes attract strong buyer attention and do not remain available for long.

Perhaps the most striking feature of the Oneonta market is the shortage of active inventory. At present, only nine single-family homes are listed for sale in the town, compared to the 15 to 18 homes that were more typical in prior years. This represents a reduction of more than 60 percent, leaving buyers with few options and intensifying competition for desirable properties. The lack of inventory has created an environment that favors sellers, with many able to achieve asking or above-asking prices.

Adding complexity to this picture is the influx of investors acquiring single-family homes for rental housing, student accommodations, or commercial repurposing. While these transactions contribute to market activity, they reduce the number of homes available to families and first-time buyers seeking primary residences. As more homes are converted into income-producing assets, the local buyer pool faces increased challenges in securing affordable housing.

Overall, the Town of Oneonta market remains strong but constrained. Prices are elevated and stable, homes are selling more quickly, and inventory is at a record low. For sellers, these conditions provide a favorable backdrop to achieve strong results. For buyers, particularly those hoping to purchase a primary residence, the path forward is increasingly competitive and requires both speed and flexibility. Unless new inventory comes to market, these conditions are expected to continue, sustaining both the competitiveness and affordability challenges that currently define the Oneonta housing market.

## *Key Takeaways*

1. Home values are stable at elevated levels – median pricing has plateaued near \$223,000 but remains significantly higher than two years ago.
2. Homes are selling faster – average days on market have dropped by more than 20% compared to 2023.

3. Inventory is at a historic low – just nine homes are available for purchase, creating a challenging environment for buyers.
4. Investor activity is reshaping the market – reducing primary residence availability and contributing to affordability concerns for local households.

## Recent Local Research Studies

Concern for lack of affordable housing has shown to be a concern through recent studies involving Otsego county. Below is the summary highlights as related to housing. The full reports are available upon request.

### *Otsego County Housing Study – Conclusions & Recommendations (2018-2019)*

Considering all of the data gathered from county databases and the census, interviews of stakeholders, and previous studies, several points of action emerge. As the previous study created numerous strategies and action points, it was unrealistic to expect the county to act on all of them. Below are just a few points that the county could act upon in the next few years with some considerations.

1. Encourage municipalities to apply for funding for home repair/rehabilitation
2. Encourage development of housing (through incentives, collaboration) for low-income individuals/families below HUD fair market rates.
3. Encourage the development of more affordable senior housing.
4. Coordinate housing activities and shared information among municipalities. There is no central direction of housing development in the County now and each agency/government is working on their own.
5. Continue to maintain a presence in the Continuum of Care and other related groups and push for more federal and state funding from them

Notes:

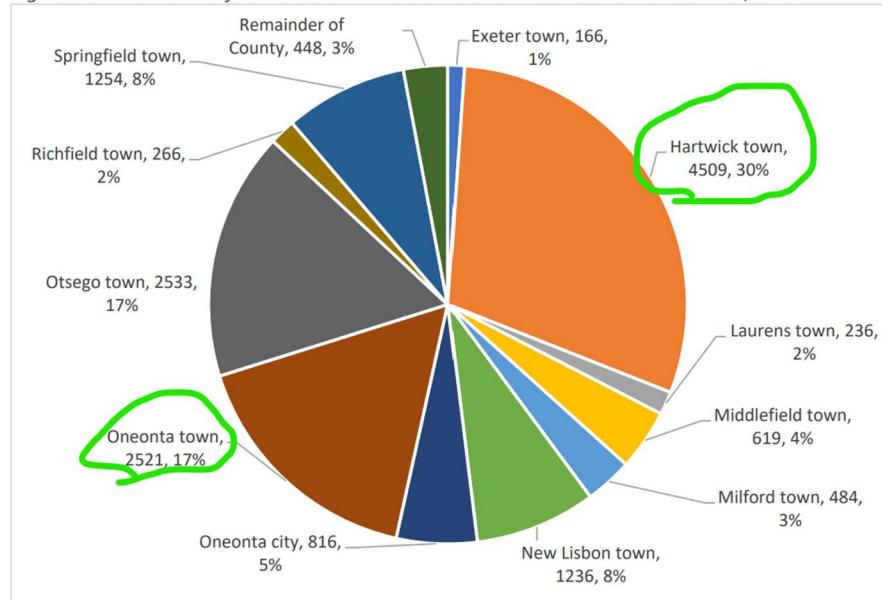
1. The Route 28 corridor/ summer rental market seems to be stabilizing. Do not rely on continued exponential growth.
2. Otsego county's population is aging and will require housing · Much of the housing stock in Otsego County is old. Rehabilitation and repair funding will be required in the future.
3. Job growth is needed in conjunction with the creation of more professional-grade housing
4. Otsego County is losing population due to migration and has a fairly high poverty rate. Effort is needed to ensure there are high paying jobs and living accommodations to attract a qualified workforce and population.

### *Tourism Accommodations Study (2019)*

"In terms of accommodations, the town of Hartwick accounts for thirty percent of visitors, most of whom are connected in one way or another to the Cooperstown Dreams Park located in the town. The towns of Oneonta and Otsego each account for seventeen percent

of visitor accommodations. In short, two-thirds of visitors staying in the county are located in the towns of Hartwick, Otsego, Springfield, Oneonta, and the city of Oneonta." (PLACES Institute, 2019)

Figure 1: Distribution of Tourist Accommodations in Selected Towns and Cities, 2019



*Pathfinder Village Cohousing Project Final Report (January 2020-June 2021)*

## Housing Needs

- 60% of the survey respondents indicated a moderate need for housing options among their employees.
- The majority of employees represented live within 100 miles of their place of employment.
- 75% of respondents indicated that employees sometimes or often have finding affordable, quality housing within a reasonable commuting distance.
- Preferred housing options of employees are homes or apartments to purchase or rent.

## Housing Access and Barriers

- Fewer than 50% of the businesses surveyed stated that their employees "have access to affordable, quality housing."
- 71% of the businesses surveyed identified a limited supply of rentals as a barrier for their employees in securing housing.
- 64% indicated that lack of affordable housing is a barrier for their employees.
- 57% indicated that a limited supply of residential homes for sale is a barrier for their employees.
- 29% indicated that poor quality housing presents a barrier for their employees in locating and securing housing.

## **Formal Complaints**

Although the Town has received phone calls expressing concerns about short-term rentals (STRs)—including issues related to parties or the number of vehicles—no formal complaints were filed in either 2024 or 2025. Based on its review, the committee found no consistent or negative impact on Town residents from registered complaints.

## **Impact of future changes on current STRs**

The committee acknowledges that any future changes to STR will not impact the current STR permit holders. The changes will impact future permit applicants if/when changes are voted and approved by the Town Board.

## **Definitions**

- **Short-Term Rental (STR):** A dwelling or part of a dwelling rented for fewer than 30 consecutive nights.
- **Hosted STR:** A dwelling where the owner is continuously present.
- **Unhosted STR:** A dwelling where the owner is not on site.
- **Owner-occupied:** A dwelling where the owner lives in the property as their main place of residence and reside for at least 180 consecutive days.
- **Non-owner-occupied:** A property that the owner does not live in as their primary residence

## **Changes already enacted by the Board**

The Town Board has already taken the following steps which were brought forward in the STR survey:

- 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.

## **Policy and Code Recommendations**

The following are recommendations and requests to the Town Board for consideration.

### **1. Permit and Registry Requirement**

- All short-term rentals (STRs) must obtain a valid permit.
- Advertising an STR without a permit is prohibited.
- One STR permit per tax parcel, with an additional attached ADU allowed if hosted.
- Designate a 24/7 responsible party located within 10 miles of the property who can respond within 15 minutes.

- When a property changes ownership, the new owners must comply with current requirements and, if applicable, begin the application process.

- 2. Zoning and Hosting Changes**
  - **Residential Zones (R-20 & R-10):** Permit owner-occupied hosted and unhosted STRs. Non-owner-occupied STRs would not be permitted within residential zones. **OR** Permit non-owner occupied STRs after three years of home ownership.
  - **Residential-Agricultural (R-80, RA-40) & Business/Commercial Zones (B-1, B-2, ID, ID-2, HDD):** Permit non-owner-occupied STRs. Owner-occupied hosted and unhosted STRs would also be permitted.
- 3. Proof of owner-occupied properties**

To qualify as owner occupied an affidavit must be signed by the property owners attesting that they meet the criteria to qualify.
- 4. Fee Structure**
  - Application Fee: \$500 one-time application fee.
  - Yearly Renewal Fee: \$50 per occupant up to 10 maximum occupants
  - Inspection Fee: \$100 every three years.
- 5. Inspection Protocols**

All STRs continue to undergo an initial fire and safety inspection. Afterwards, an inspection every three years is expected. Passing these inspections should be a condition for permit renewal. A yearly permit fee and signed checklist will continue to be required.

To the yearly checklist, add proof of fire extinguisher compliance and smoke detectors in working order.
- 6. Enforcement and Penalties**

Penalties for non-compliance:

  - 1st Offense: Appear in front of the Planning Board.
  - 2nd Offense: Appear in front of Planning Board. If complaint(s) are found to be substantiated, then the permit is revoked for 12 months. At the conclusion of the 12-month suspension, the property owner needs to restart the application process.
- 7. Annual Report**

Require Code Enforcement to submit annual data on STR distribution, complaints, and housing impacts for Board review.
- 8. Accessory Dwelling Units (ADUs)**

Define and allow one ADU on a primary residence property provided it meets all zoning and building codes. The ADU may be attached or unattached. Only one STR permit would be allowed per parcel.

## **Current Practices**

The current practices should continue as part of the STR application process.

1. Occupancy should be limited to two persons per legal bedroom, plus two additional guests, with an absolute maximum of 10 occupants. Septic system capacity and available parking may further restrict allowable occupancy.
2. STR operators must provide proof of liability insurance coverage of at least \$300,000.
3. Require on-site parking that does not block roads; prohibit lawn parking.
4. Enforce quiet hours from 10pm to 7am; prohibit outdoor amplified music after 10pm.
5. Require enclosed storage and coordinated set-out rules.
6. Prohibit team parties.
7. Notifying neighbors during the initial application process.

## **Other Considerations**

Although outside this committee's scope, the committee suggests the Town Board consider:

1. Updating the Comprehensive Plan with community input to guide future growth.
2. Reviewing zoning codes.
3. Investigate adding fees to campgrounds and hotels that would be consistent with STR fees.
4. Create fire and safety codes for long-term rentals.
5. Establish zoning regulations for campgrounds.



## Full Results of Community Questionnaire

Do you live in the Town of Oneonta?	Any thoughts or concerns about short-term rentals in the Town?	Suggestions for improving rental regulations or enforcement?
No	<p>I dont its been the beat thing to happen to Oneonta and otsego county since the railroad started. Its been a game changer for properties being fixed up mkre expendable money for landlords to the local economy. These types of industry only come once in a lifetime. Could not imagine what oneonta as a whole would look like without it. Probably like Morris and any other upstate community. Dwindling away</p> <p>Oneonta only touches stuff that is so good its easy to pick on.</p> <p>Why dont you focus on the homeless drug addicts and crime. Be aware of whats going on with rentals but damn dont screw it up.</p>	<p>Whats to regulate just safety inside the rental i guess which i assume they do. If you dont have a nice safe place you wont be getting any rentals . Everyone in world uses this in every city in the world its made traveling so much better for everyone. These families like outer banks are here to spend not cause trouble my experience has been nothing but positive i enjoy talking seeing them in the restaurants its a great feeling. Dont mess up a good thing like what they did with IBM 80 years ago.</p>
Yes	<p>Pro-short term rental!</p>	<p>I don't think there is a regulation/enforcement issue. I think the town should continue issuing short term rental permits to qualified candidates. There has been no correlation shown between short term rentals and long term housing issues. Even if there was a correlation, it seems that there are other, more effective ways to address any long term housing issues that should be prioritized such as Government Grants and Government sponsored programs, for example.</p> <p>Tourism is growing in our area. Preventing entrepreneurs, many of whom are local, from ceasing this opportunity is not the answer.</p>

Yes	Tourism continues to grow in Otsego County. The town should embrace the growing tourism and encourage local business to capitalize from it, including property owners wishing to rent on a short term basis.	This issue is enforcement. The town needs to focus its resources on weeding out those that do not follow the rules for short term rentals and rent without a permit and cut corners.
Yes	None	None. Lean more into the opportunity for the town. Provides growth for hospitality business and incentive for renovating worn down residential areas. Those renovations will provide local tradesmen and women with more jobs and growth.
Yes	Way too many, too many clustered in the West End	Density requirements. There can't be 3, 4, 5 on one street. It changes the character of the neighborhood. Make baseball owners also have rentals for locals if they have more than 1 or 2 rentals- there's NO rentals for locals that isn't college housing. All these people from out of state are buying properties and leaving no local homes. Listen to neighbors who complain and penalize renters for parking, noise, garbage or other things. Hire another person to monitor rentals. Most of these rentals are more than 1 family and they should be caught and penalized. Really at this point ANYTHING is better than what we've got. ASV is only going to get bigger.

Yes		The town of Oneonta should ban short term rentals and keep communities communities. If there is a need for places for people to stay, hotels will come in. This employs more people in the area, but also allows more people to move into the area. Buying houses has never been more difficult for most people in the country, and when you allow short term rentals that takes even more houses off the market for people of all ages to move into the area, including families and young professionals. This means less population throughout the whole year to go out into the community and eat at restaurants, shop at stores, etc. It also means less children in the school system, which means the school will have to make cuts on what clubs and extra curricular activities they offer because they don't have the student population to do that. This is something you already see in the neighboring communities at those schools. By doing away with all short term rentals, you will see more growth in population and businesses benefiting the town tremendously
Yes	Yes, the state now has confirmed they are businesses by requiring sales tax collection so permitting and zoning needs to be looked at.	I believe Owner occupied , sups in business districts and apartments should be allowed however homes that are strictly bought as rentals should be regulated differently. Density in r10 & r20 neighborhoods are not fitting with the neighborhood character.
Yes	I have no concerns about short term renting	Not at this time
Yes	No, as long as those that are offering rentals maintain the properties and those that are renting the places are respectful of the property and neighbors.	No

Yes	The amount of 9/10 month student rentals that turn into short term rentals in the summer make it almost impossible for (a) professionals moving to the area to find housing and (b) students or young adults who want to stay in the area to work to find housing. Moreover, as a renter who hopes to buy a home here someday, it feels impossible to compete with people who buy houses just to flip them into short term rentals. I understand the monetary incentive to rent to baseball families in the summer, but that also contributes to a real bummer of a summer for year round residents. Baseball families take over the city for the entire summer and it's impossible to park downtown, eat at local restaurants, etc. because giant parties of baseball families take up all the space (and the amount of STRs in town facilitate that).	I don't think STRs need to be banned within town or city limits, but I think more regulations or enforcement around things like noise (there are lots of summer renters who are loud before 6 am and after 10 pm when coming and going from daily baseball camps) and parking need to be considered. I also think regulation around purchasing homes with the intent to flip them into student rental/short term rental combos needs to be in place. A 9/10 month lease isn't normal in most cities and it shouldn't be so prevalent here. I also think landlords should be local or at least be forced to upkeep their properties better. Students are living in squalor and decent properties are being ruined due to landlord neglect.
Yes	Properties are being improved. Tourist spending benefits our local economy directly via short term rentals.	Consider best practice sharing among short term rental hosts to proactively ensure neighborhoods remain peaceful and pleasant
Yes	Anyone who runs a short term rental around me is great! Not to mention how good the tenants have been! They are never there! And when they are they are quiet and respectful!	Leave the home owners alone!
No	None	Just watch what properties are doing the rentals
Yes	If it is a benefit to our area, I support short-term rentals	
Yes	No	I would like to see a stipulation that in order to rent short term the residence must be occupied by the owner a town of Oneonta resident the other 10 months of the year.
Yes	Short term rentals impact housing affordability.	Local families are unable to purchase affordable housing. White collar families can't even find homes. Oneonta will be overtaken with rentals and welfare before we know it. We should limit the rentals allowed. Assist homeless that want to improve their life and not live off of the government.

Yes	I think it is a good thing. People are improving their properties if they are renting. This ultimately increases the value of homes and surrounding communities. I do, however, think it's important that homeowners or management is local and present.	I think it's pertinent that the owners are directly involved with the property to oversee and be sure no big parties/gatherings are impacting neighbors.
Yes	For it	
Yes	No concerns.	
Yes	We think that they should be allowed, but be more closely regulated. They should also be limited to certain zoning districts	There should be a central mechanism for reporting infractions and violations.
Yes	Yes. The town has been rubber stamping these rentals for years with zero consideration of the negative effects it has on town residents (and taxpayers). Our neighborhood has STRs and all summer there is heavy traffic, people illegally park on the street and block the road, loud parties, people outside drinking and smoking at all hours. Garbage strewn across lawns. The town does nothing. It's shameful. We have been asking for help for years. Where is the regulation and monitoring? How is having nice houses empty for half the year better than having neighbors occupying the house, sending kids to school, working locally, starting businesses, and building ties with neighbors? The town thinks it's making a quick buck but it's penny wise and pound foolish and thousands of us suffer for this greed. Very short sighted.	Yes. Fix the laws and hire a code officer and constable that actually do their jobs. Listen to your residents instead of ignoring us like you have been.
Yes	Team parties	Have a neighborhood watch
Yes	It is less and less helpful to our community that struggles to afford a home to rent. It's geared towards collage and baseball and pushing our locals out and soon we will have no community left	Maybe limit how many in a certain radius or the buying up of available homes for that purpose only and not making it possible for a family to buy and live.

No	I have no concerns! I think it is a great injection of money into the community on all sides. People are making their houses look better and attracting more out of town guests that want to spend money on their vacations! Having the baseball camps in our area is wonderful thing for our community and economic prosperity.	Let people fix their homes up for whatever the use. The people (guests) that want to rent will help to regulate the quality; if the rental units are not nice, people won't book them. Having short term rentals is work. People that aren't serious or committed will not continue doing it.
Yes	I am literally of 2 minds . I can see the long term negative impact on housing stock, prices etc with STR . Having said that I also rent when the economic landscape was very much depressed before baseball.	If new regulations are implemented I would hope existing STR 's were grandfathered and or phased in. People made financial decisions based on the ability to rent. Perhaps only allowing monthly rentals in denser neighborhoods like Cooperstown does. There is certainly enough data/precedent on the law books from Areas across the country grappling with the same mixed blessing

Yes	<p>First: neighborhood character. Our block is made up of long-term homeowners, raising families, working early mornings, and relying on the kind of stability that only comes when you know your neighbors. Introducing transient, hotel-like turnover at one of these homes disrupts that stability. It erodes the sense of community. If this permit is approved, it sets a precedent that any home on our street can become a revolving door of vacationers. The next one might be mineâ€”or yours. Second: traffic, parking, and noise. Short-term rentals often mean multiple vehicles, unfamiliar drivers, and guests arriving and leaving at all hours. These arenâ€™t just hypotheticalsâ€”weâ€™ve seen these problems arise in other communities. In Cooperstown, neighbors reported loud parties, bright lights, and constant disruptions from short-term renters. Those neighborhoods were forced to take their communities back through restrictive ordinances. We shouldnâ€™t have to follow that same path after the damage is already done. Third: safety and accountability. These guests are strangers. There is no long-term investment in the wellbeing of our community, no real accountability. If something goes wrongâ€”loud noise, litter, damageâ€”who bears the burden? We do. The neighbors. And enforcement, as we all know, is always reactive. Once the party starts, the damage is done. Oneontaâ€™s own Planning Board members have acknowledged the increasing pressure short-term rentals are placing on neighborhoods like ours. In fact, your board has even raised concerns about the lack of limits on STR density and its impact on residential areas.</p> <p>Relevant Precedents: In Otsego County, perhaps the most relevant precedent is Cooperstownâ€™s handling of STRs. There, the Villageâ€™s boards have heavily restricted STRs in residential areas after witnessing negative impacts. In 2023, Cooperstownâ€™s Zoning Board of Appeals received 25 letters of opposition and saw 45 people attend a hearing to oppose an STR</p>	Yes, donâ€™t allow them in established neighborhood's.
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permit at 40 Lake Street (a residential neighborhood) ¼. The overwhelming community input highlighted concerns about traffic, parking, environmental runoff, and essentially that the out-of-town owners would be operating a business in a quiet neighborhood ¼ ¼. The ZBA ultimately denied that permit, affirming that short-term rentals in that zone must remain incidental to actual residential use ¼. This shows that when neighbors organize and articulate their concerns based on zoning intent and real-life impacts, they can stop an incompatible use. While Cooperstown is a separate municipality, an Oneonta residentâ€™s opposition letter could cite it as an example of a community choosing neighborhood integrity over rental business interests

Yes	<p>We are scaring off young families as there is no housing to purchase. Nor are there rentals for young adults to move into the area and stay. You either are from here and never leave and live in your parents house, or you're a tourist or college student. We are not getting any 20-30 somethings to stay and that is making our town stuck in a rut of "how is always been done". The only people that can purchase houses are buying them up, bidding up and turning them into rentals. The average young family can't afford the housing here nor can they find housing, so why stay. It's great income, totally understandable in this current economy, but we're not helping our future as a town and city by only having college kids or baseball families. Yes they help the economy in some ways for local business, but they're not going to the local spots, they're going to the chain stores. Buffalo wild wings and Walmart instead of Brooks and main st. Main st and the Dr offices and all our small businesses will never reopen or survive without employees under 50 wanting to stay. They aren't going to want to stay if they can't afford to have housing because there are so many rentals. Traffic is also terrifying, speed limits and stop signs etc aren't being obeyed.</p>	<p>A balance needs to be had between residential rentals and seasonal rentals.</p>
Yes	Asset for All Star Village guests and other short term visitors	
Yes	With the affordable housing shortage, colleges students and Air B & B users are at an advantage while working residents suffer.	Re-zone Oneonta so current student houses can be sold or converted rentals of 1 or 2 homes used year round..
Yes	No	

Yes	<p>I'm a life long resident of Oneonta. I just purchased my first home on Butler street after a three year long search for a home in Oneonta. I did not want to live near college or Airbnb rentals, that was one of my top concerns looking for a house. I was very lucky to have found a house on Butler street and not be out bid on the property (which happened two times prior on other offers of different homes). As a 28 year old looking to continue my life in Oneonta, it was an extreme challenge finding a home to buy. I can't imagine someone from outside Oneonta trying to do the same, and the frustration they too may feel, and how discouraging home shopping has become. I'm not sure how we can continue to attract permanent residents, if they are subjected to being outbid, out priced, or subjected to living next to STR. I never saw an issue with Airbnb or STR until searching for a home. The recent conversion of 17 Jefferson st into an Airbnb has become personal for me. After my struggles to find a home, I could only imagine what this house could have been- a family's first home. Instead, the house was sold to Jennifer Hubbs, who according to google, doesn't even live in Oneonta. She lives DOWNSTATE. We have sold out the west end to someone from the city, who makes more money than anyone from Oneonta, who can only get richer through passive income. Will the money Jennifer makes off this Airbnb stay local? No, she doesn't live here. She's not invested in the community. With this recent Airbnb conversion, my biggest fear has now been unlocked. What is stopping anyone from buying up homes in the west end to rent to baseball families? We need serious, serious restrictions on STR properties. I fear for Oneonta's future, neighborhoods, and quality of life.</p>	<p>Is it possible to do the following:  1. Limit STR properties to ONE per individual or LLC owned by that individual. Ex: local family wants to rent their home for the summer- great. One person, one home.  2. STR property owner would be granted approval only if they can provide proof of residence in Oneonta via license or voting registration. This prevents people from NYC from buying up property just to convert an home and not actually live here.</p>
Yes	<p>There are enough of them. I'd like actual neighbors to form relationships with.</p>	<p>No more short term rentals.</p>

Yes	No more new short term rental permits, families need homes.	Actually listen to your constituents when they have legitimate concerns.
No	No. I feel as if it brings opportunity and income to local families.	As a rental owner, I feel that the city of oneonta is strict enough with their regulations.
Yes	I feel people with deep pockets are buying up affordable housing making it unavailable to young people sometimes out bidding them when these young people make and offer on a home. How can we keep the young members of the town from leaving if we don't afford homes available.	Make it harder to turn a neighborhood into rental.
Yes	I feel they should be restricted to non-residential neighborhoods. Regular working citizens deserve affordable housing and with the exorbitant rates baseball rentals bring in, these locals are being punished. Our once quiet neighborhoods are already dealing with screaming, yelling, loud speakers until well past midnight on a regular basis, so we really need to keep housing them in our family neighborhoods also?	Since these people are making such ridiculous money off the tourists, I think they should be taxed at a much higher level than us regular taxpayers. Why not make a special tax just for them. Could there just be a condominium complex in one particular area and keep them all there? No more renting out residential homes â€¢ keep all the tourists in their own place. Put some restaurants there, a gas station or two and anything they may want; thus keeping them away from the local neighborhoods.

No	<p>I do not support rezoning or issuing more short-term rental permits. Oneonta is losing families and long-term residents to rental agencies catering to visiting baseball tourists. People in our own community cannot afford to buy homes because they are being outbid by investors turning properties into short-term rentals. This has happened to a close friend of mineâ€”twice. She is a nurse practitioner, originally from Oneonta, trying to move back home to care for her aging parents and work in our local health care system, but she has been priced out both times. We need to prioritize housing for our community members and the people who want to live, work, and give back here.</p>	<p>1. Strict Caps or MoratoriumsCap on total STR permits: Limit the total number of STR licenses allowed in the municipality or in specific neighborhoods. Example: No more than 2% of total housing stock may be used for STRs.Temporary moratorium: Pause issuing new STR permits while the municipality studies impacts or rewrites its ordinance. This can buy time without triggering takings claims.Permit lotteries or waitlists: If caps are hit, new applicants go into a queue.2. Primary Residence RequirementRequire that STRs be the ownerâ€™s primary residence and that they can only rent it out a set number of days per year (often 30â€“90 days).Greatly limits commercial operators who buy properties solely to rent to tourists.3. Geographic LimitsBan or limit STRs in certain zonesâ€”especially in high-density tourist areasâ€”while allowing them in more rural or commercial zones.Helps preserve residential character in certain neighborhoods.4. Minimum Night StaysRequire a minimum stay of 3â€“7 nights in certain neighborhoods or during peak seasons.Reduces weekend party rentals and churn.5. High Fees and TaxesSet steep annual licensing fees that reflect the administrative burden and impact on housing.Add a â€œhousing impact feeâ€ earmarked for affordable housing development.Levy local occupancy taxes to fund municipal services strained by tourism.6. Enforcement &amp; PenaltiesRequire all STRs to be licensed, with heavy fines for operating without a permit.Mandate visible posting of permit numbers on listingsâ€”platforms like Airbnb can be compelled to remove non-compliant listings.Use automated tools to scan STR platforms for illegal listings.</p>
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Yes	Not concerned	Have information about what is required, both in process and in maintain the rental, and what is allowed/not allowed prominently displayed on the town website. Make it simple so both renters and neighbors can understand.
Yes	Yes	Letting neighbors know
Yes	Significant concerns. Too many short term rentals vs sellable properties for residents.	Stop approving so many new units. Significantly increase the fees to maintain short term rental licenses.
Yes	The West End has become the focus of many who are interested in buying property for the purpose of seasonal rental income. This is creating fewer homes for families and changing the character of the neighborhood. At this rate there won't be a neighborhood.	Look into a density ruling. Think about limiting the number of out of state purchasing.
Yes	I think they are a good thing	
Yes	Not a problem for me - seems good for the small businesses	NA
	There are 3 Short Term Rentals whithin 500 ft of our home. Never had a problem with any of them. Actually seeing the main use is Base Ball im glad to see them . Got to remember its for the children . Lets not forget what its like to be one.	Was there any complaints ? If so How Many? Whithout that information how could (Anyone) make suggestions Or are you just Stirring the pot ?

