

BALANCING TOURISM & RESIDENTIAL QUALITY

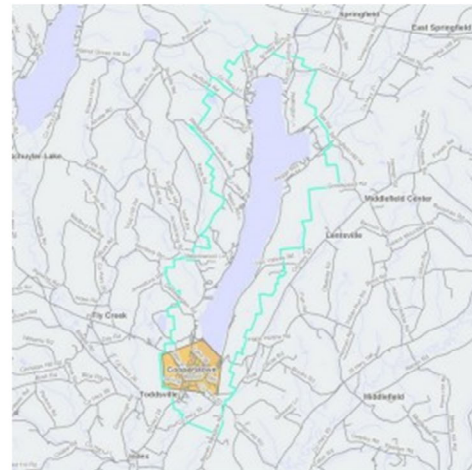
Short-term Rentals in Cooperstown, New York

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& Village of Cooperstown



Incorporated Village
Population of approx. 1800
One stop-light town
Base of Otsego Lake
Headwaters of the Susquehanna River
Government: Mayor & Board of Trustees
Zoning: PB, ZBA, and HPARB



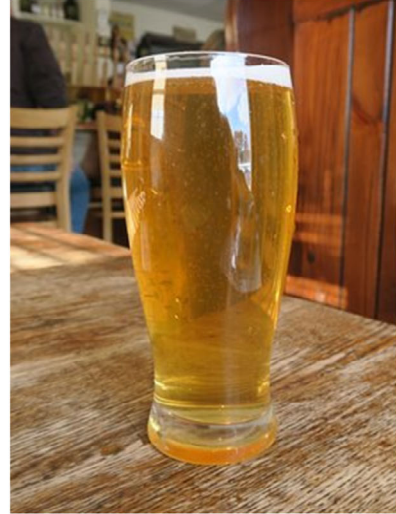
Historic District designated on:
National Register of Historic Places
NYS Register of Historic Places
Local district
All exterior changes reviewed for all properties



National Baseball Hall of Fame and Museum
Annual visitation approximately 250,000



Fenimore Art Museum and The Farmers' Museum just outside the Village



Glimmerglass Festival (opera)
Beverage Trail

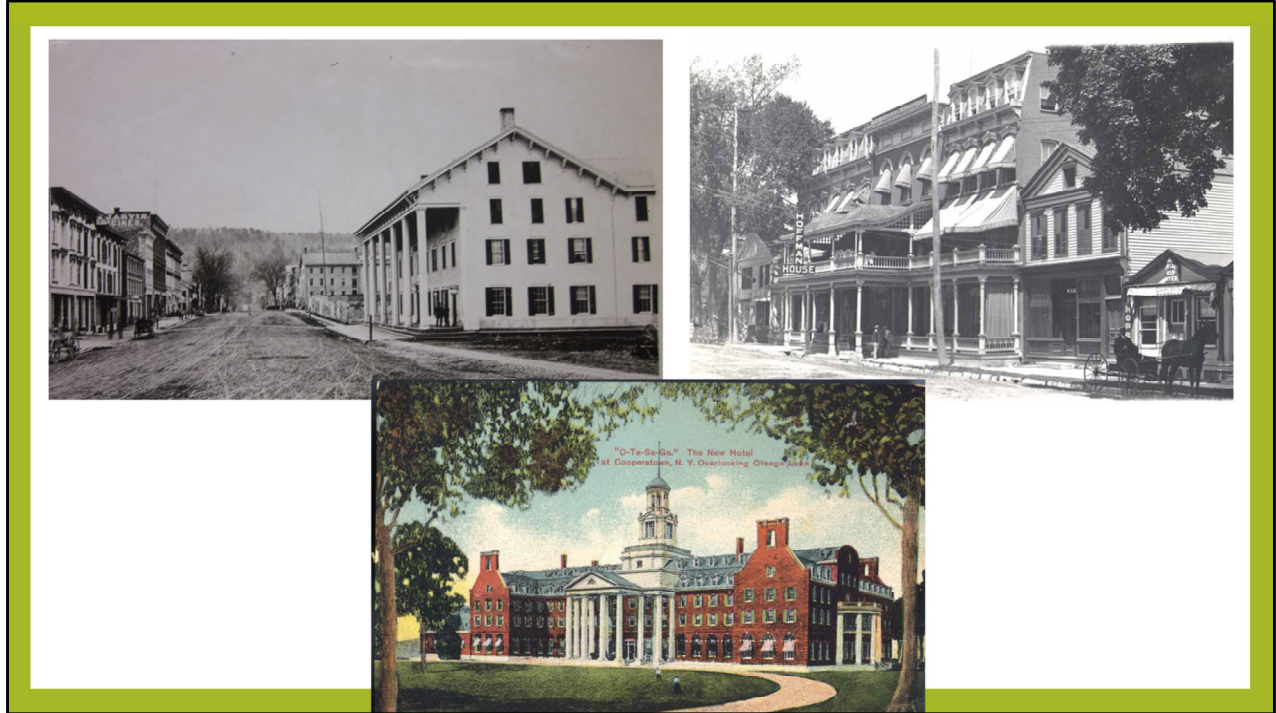


Bassett Hospital
2016: approaching 500,000 outpatient visits
Also County Seat

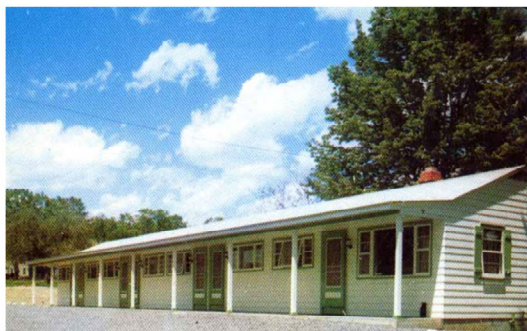


Tourist Destination for years

1937 Photo – sign to Otsego Lake, Doubleday Field, National Baseball Museum, Cooper Grave



Top two images: hotels on Main Street
Bottom: Otesaga Hotel, built 1909, on Otsego Lake



Motels from 1950s+



Dreams Pak beings 1996

Little League teams come for a week at a time (not 2 or 3 nights)

Larger family groups for whom hotel/motel rooms are not appropriate

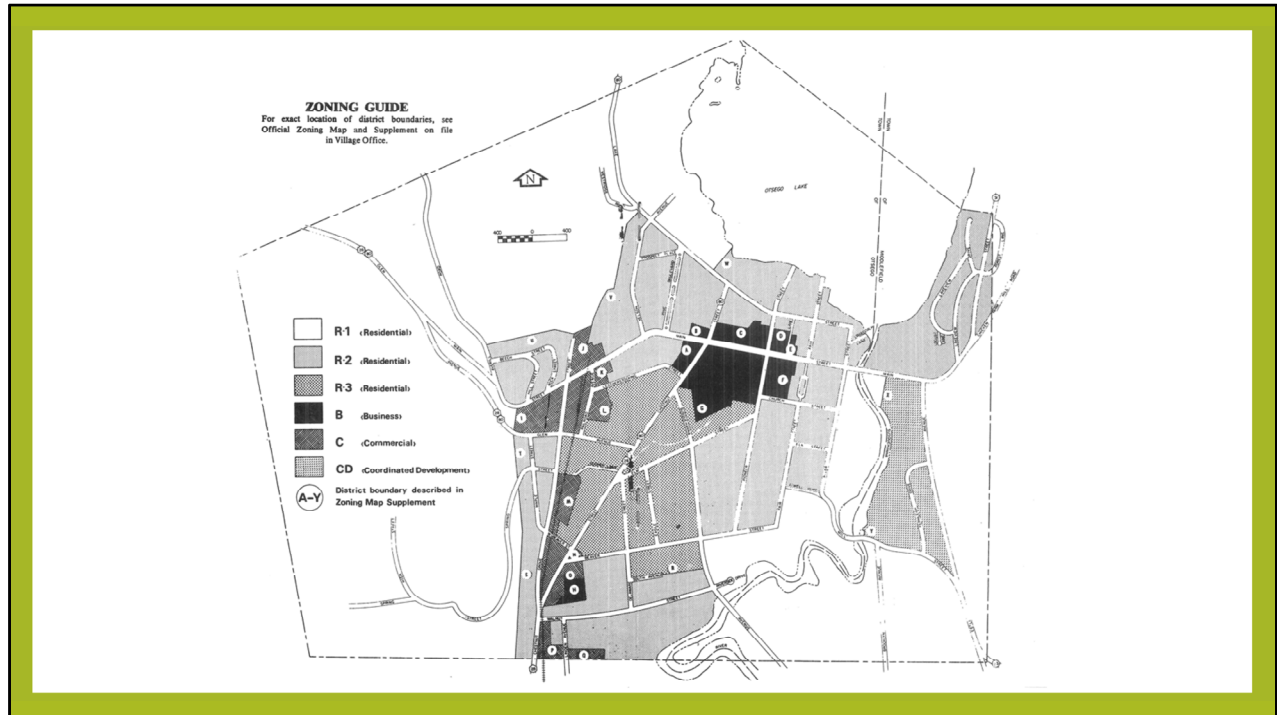


Effect on housing:

B&B model

Also people who rent their whole home during the summer, leaving Cooperstown themselves

Also people buying homes with no desire to live there but only profit from summer rentals



As early as 1978, the Village began regulating tourist homes, defined as:

A building originally intended, designed or used as a private residence within which more than two rooms are rented from time to time for the overnight accommodation of guests.

Restricted zone = R-3

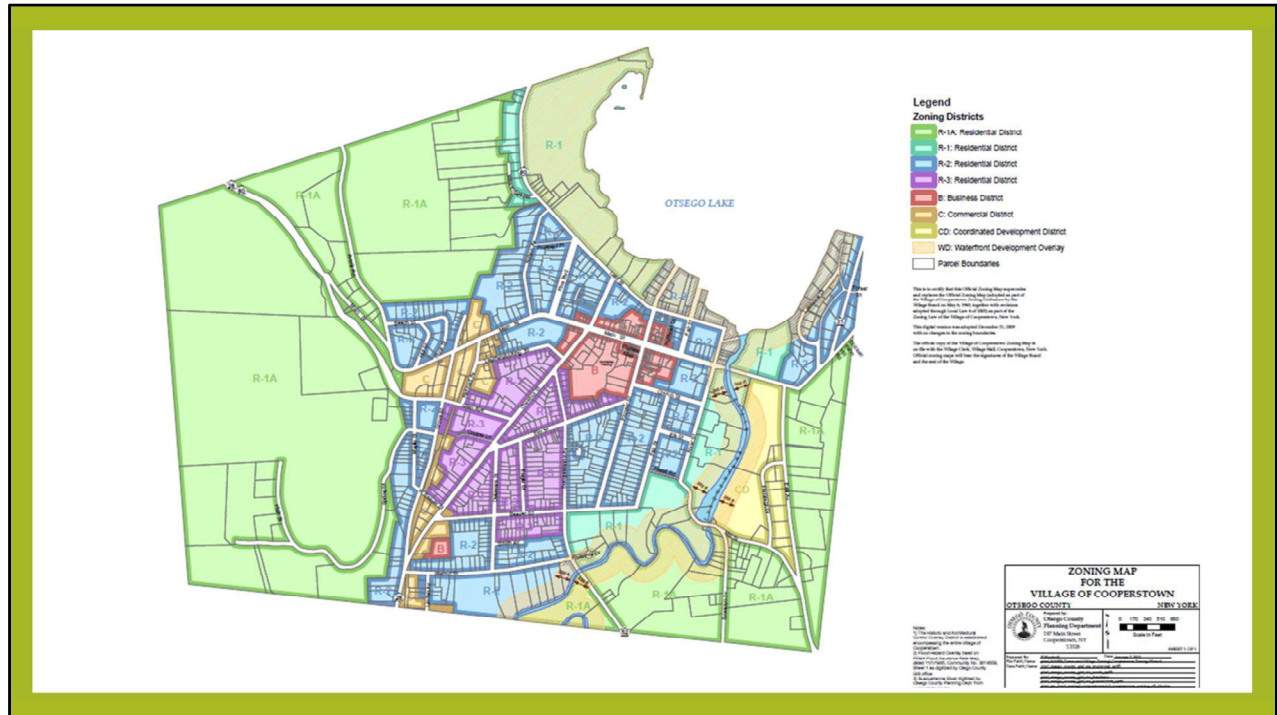
Off street parking required

Review process by BOT

Noise

Traffic

Other factors detrimental to the neighborhood



In 1989, zoning amended:

Several changes – green belt, waterfront overlay, tighter regs on tourist accommodations

Creation of an owner occupancy requirement

Owner operation requirement

Expanded the area where allowable, all but green belt

Already several preexisting non conforming houses that had been completely converted to tourist accommodations

Census data

1930	2,909	
1940	2,599	-10.7%
1950	2,727	+4.9%
1960	2,553	-6.4%
1970	2,403	-5.9%
1980	2,342	-2.5%
1990	2,180	-6.9%
2000	2,032	-6.8%
2010	1,852	-8.9%



2014 Comprehensive Planning Process

Begin reconsidering tourist accommodations in 2016

- Conversion of multi family into tourist accommodations

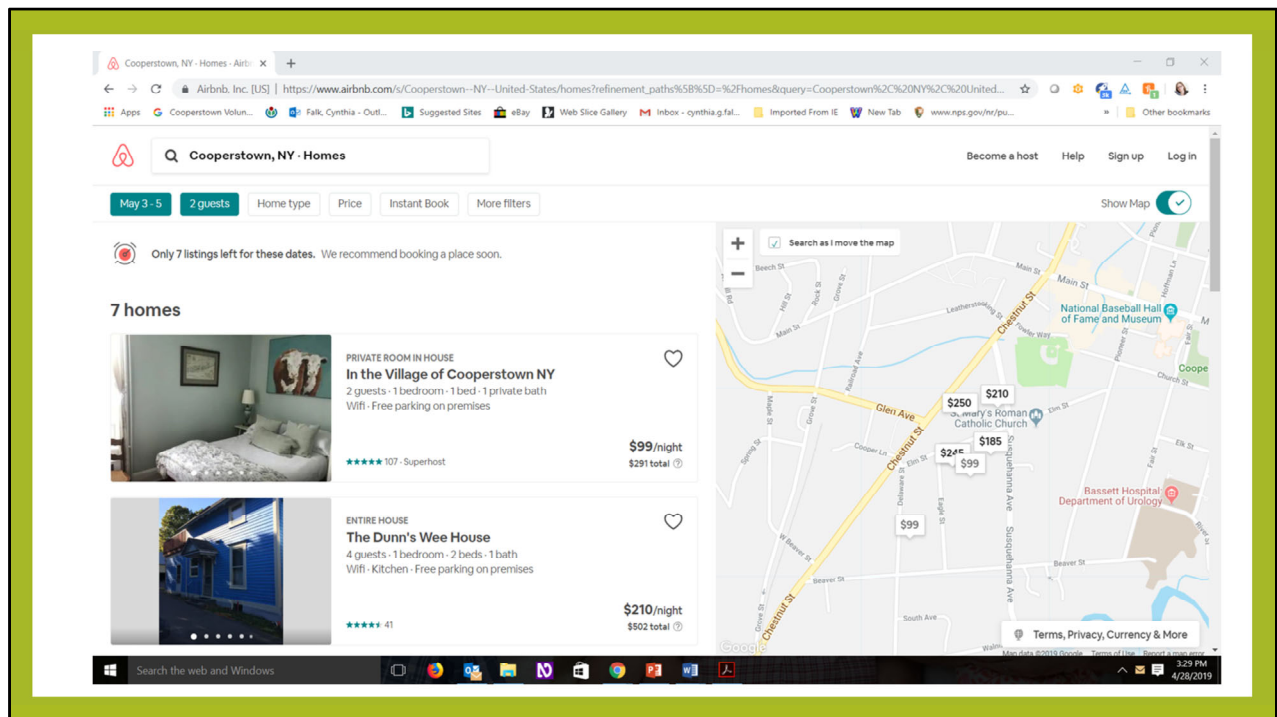
- Rising rents for year-round apts

- Committee – mayor and deputy mayor, representative from PB, ZBA, HPARB, and economic development

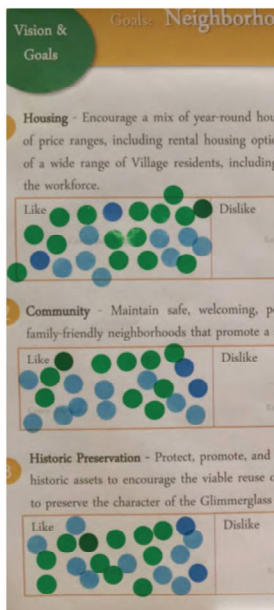
Keeping housing at the fore:

- Maintain year-round apartments

- But allow home owners to make extra income by renting a room short-term in summer



Added concern is Airbnb, which was used as a new marketing tool



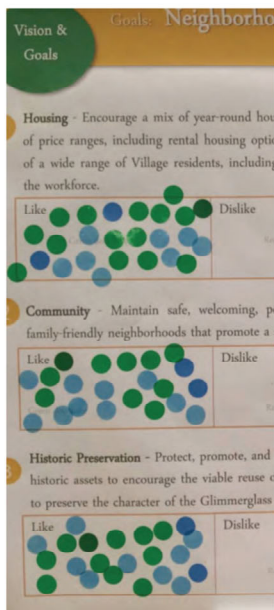
Goal

Encourage a mix of year-round housing types in a variety of price ranges, including rental housing options, to meet the needs of a wide range of Village residents, including families, seniors, and the workforce.

Action Item

Enforce registration procedures for tourist accommodations and take violators to court, ensuring that short-term rentals do not overrun residential options.

Comprehensive Plan



Goal

Encourage a mix of year-round housing types in a variety of price ranges, including rental housing options, to meet the needs of a wide range of Village residents, including families, seniors, and the workforce.

Action Item

Update zoning and planning regulations to ensure that a diversity of housing types is permitted within the Village.

Comprehensive Plan



Residential Zoning Districts:

In single-family dwellings or accessory apartments.

Operated by the owner or an individual with a minimum of 50 percent ownership interest

Incidental to residential use

Have off-street parking

New Rules for Short Term Rentals in Residential Zones



Business and Commercial
Zoning Districts:

Any type of building

Operated by the owner or
the owner's agent

Agent must be a long-term
occupant of the property

Have adequate off-street
parking

New Rules for Short-Term Rentals in non-residential zones

Special permit

Reviewed by ZBA

Requires a public hearing

Issued for a period of the current calendar year and two additional calendar years

Annual registration

Applies to Special Permitted Short-term Rentals (new), Tourist Accommodations (old), and Non-conforming

Due annually in December

Proof of codes inspection

Proof of bed tax payment

Emergency contacts

Two part process



Village of Cooperstown

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2017 List of Village Approved Tourist Accommodations

77 Beaver Street	Dunlop House & Carriage House
25 Chestnut Street	White House Inn
46 Chestnut Street	Chestnut Street Apartments
47 Chestnut Street	Baseball B&B
54 Chestnut Street	Sansevere Apartment
76 Chestnut Street	Silver House
126 Chestnut Street	
130 Chestnut Street	
132 Chestnut Street	Rose & Thistle
134 Chestnut Street	American Story Book Apartments
43 Delaware Street	
8 Eagle Street	Lyoncher B&B
73 Elm Street	Agaseto House
19 Fair Street	Florence Cottage
75 Fair Street	Pumpkin House

Publication of master registration list of all approved Transient Rentals, including those with special use permits for Short-term Rentals and Tourist Accommodations and all pre-existing nonconforming Transient Rentals. (also list of hotels/motels)

Other Considerations:

Old Tourist Accommodations and Non-conforming Uses

Long Term Occupancy

Hall of Fame Induction

Bed Tax Collection Through AirBNB

Sun setting of old Special Permits and Non-conformities upon transfer of ownership

Long-term occupancy.

Any Transient Rental may be used for long-term occupancy without obtaining an additional special use permit from the Village. Must keep up the registration

Important Exception: Owners may rent their house to visitors during Hall of Fame Induction Weekend without an application for a special use permit or payment of a registration fee to the

Village. The total household occupancy shall not exceed 10 individuals. The total rental period

for the weekend shall be less than 60 hours.

Bed Tax: Otsego County collects bed tax and has contract with AirBNB