



AGENDA
TUESDAY JANUARY 20, 2026
BOARD OF TRUSTEES

WILLIAM J. VESCHIO COMMUNITY CENTER
1 LIBRARY ROAD
WORK SESSION – 6:00 PM

For those members of the public interested in viewing and/or participating in the meeting remotely, visit <https://www.briarcliffmanor.gov/Calendar.aspx?EID=1341>

1. Review Agenda Items:
 - a. Continued Public Hearings
 1. Amend Chapter 220-2, Definitions and 220-10, Affordable Housing
 2. 1030/1050 Pleasantville Road, Briarhouse, LLC "Briarhouse" Zoning Text Amendment – for Chapter 220-21.B Strategic Property Redevelopment Floating Zone
 - b. Comprehensive Plan Lead Agency Determination, Planning Board Referrals and Scheduling of Public Hearing
 - c. Adoption of Recreation Refund Policies
 - d. Resolution Authorizing Participation in NYS Local Government (LGE) Grant Application with the Town of Yorktown (Lead Agency) and the Village of Croton-on-Hudson
 - e. Minutes
2. Discuss: Short Term Rentals
3. Board of Trustees & Staff Concerns
4. Advice of Counsel

To: Josh Ringel, Briarcliff Manor Village Manager

From: Sarah Yackel, AICP, Principal and Michelle Gilman, AICP, Planner

Subject: Short-Term Rental Regulations

Date: October 15, 2025

As requested, BFJ Planning has prepared a memorandum outlining the benefits and challenges of short-term rental housing, along with potential policies for the Village to consider if it decides to adopt short-term rental regulations.

What is Short-Term Rental Housing?

Short-Term Rental Housing (STR) is defined as the rental of all or part of a residential dwelling unit for a duration of less than 30 days.¹ The prevalence of STRs has grown over the last decade, and it is estimated that 1.5 percent of single-family homes in the United States are occupied by a short-term renter on any given night.² Most STRs are facilitated through online platforms like Airbnb and VRBO. These services enable homeowners and renters to host guests either in individual rooms within their residence or by renting out the entire home during their absence. Some property owners utilize STRs as an opportunity to earn supplementary income, while others treat it as a commercial business by converting their property into a year-round STR.

Currently, the Village does not have any STR regulations in place. However, search results on Airbnb and VRBO show that there are several STRs operating in Briarcliff Manor, indicating a need to formally address STRs in the Village Code. These STR properties are dispersed throughout the Village.³ Although rental platforms do not disclose exact addresses prior to booking, the listings appear to be located throughout the Village's residential districts (e.g., R60, R40, R20).

In March 2025, New York State implemented regulations governing STRs.⁴ Under this law, property owners must register their STRs with either the New York Department of State or their county

¹ https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PASMEMO-2019-01-02.pdf

² <https://www.planning.org/planning/2022/fall/4-data-driven-tips-for-regulating-short-term-rentals/>

³<https://www.airbnb.com/s/Briarcliff-Manor->

NY/homes?refinement_paths%5B%5D=%2Fhomes&place_id=ChIJwXgk4dG_wokRlm8ZYCv0g-o&adults=1

⁴ <https://legislation.nysenate.gov/pdf/bills/2023/S885C>

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government, if the county has established a registry. The new law also mandates quarterly reporting from booking platforms and strengthens the collection of sales and occupancy taxes. Municipalities with existing STR registries prior to the law's enactment are permitted to maintain their systems. However, after March 2025, local governments can only create new registries if their county has not done so. As of October 2025, Westchester has not created a countywide STR registry.

Short-Term Rental Housing Challenges and Benefits

One of the key challenges of STRs is their effect on local housing markets. In popular tourist destinations, property owners often convert their homes into full-time STRs, consequently limiting the year-round housing supply for permanent residents and workers who support the local economy. This can contribute to displacement and rising housing costs. Another common concern is public health and safety, including increased noise in residential neighborhoods, traffic congestion, decreased parking availability, and higher volumes of solid waste. These challenges can significantly strain local infrastructure and community services.

Conversely, STRs offer economic opportunities for both residents and municipalities alike. They enable residents to generate supplementary income by renting their properties, while also stimulating the local economy by attracting tourists who patronize local businesses. Additionally, municipalities that permit STRs typically impose occupancy taxes, which generates another revenue stream for local governments.⁵ Additionally, some municipalities charge an administration fee to cover the costs of administering the STR program. For example, in Chicago, additional STR surcharge funds enforcement of the STR ordinance and supportive homelessness services.⁶

⁵ New York State's Hotel and Short-Term Rental Unit Occupancy Tax requires that STR operators and booking services must collect sales tax on the charge of occupancy. In Westchester County, a tax of three percent is paid upon the listing price for every hotel room and STR.

⁶ <https://www.nlc.org/wp-content/uploads/2022/05/Short-Term-Rental-Regulations.pdf>

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STR Policy Considerations

Should the Village decide to permit STRs, BFJ Planning recommends the Village consider the following policies and strategies to effectively regulate short-term rentals in Briarcliff Manor:

1. Geographic Restrictions

One mechanism for regulating STRs is restricting where STRs can legally operate in the Village. Some zoning districts may be more appropriately suited to accommodate short-term renters. For example, in large-lot districts like R-80 and R-60, homes are typically set back from the road, have ample parking, and property activities are naturally screened, helping to minimize potential impacts from noise and light on neighboring residences. Mixed-use districts like CB1 and CB2 may also be suitable for supporting STRs, given their walkability and proximity to local shops and restaurants. The addition of overnight visitors could also help support the Village's downtown economic development initiatives. Geographic-based restrictions have been adopted in several cities, including Cold Spring, New York, which limits STRs to its one-family residence district and general business district.⁷

2. Quantitative Restrictions

Another strategy is limiting the number of STR properties permitted to operate in the Village. This can be accomplished through several mechanisms, such as placing a cap on the total number of STRs permitted to operate in the Village or applying a ratio of STRs relative to the overall housing stock. This ratio could be applied Village-wide or tailored to specific zoning districts where STRs are permitted. Kingston, New York limits the number of full-time STRs to 106 units, or 1% of the City's housing stock.⁸

⁷ <https://hsci.ulstercountyny.gov/wp-content/uploads/2022/07/STR-Regulation-Model-Ordinance-Cold-Spring.pdf>

⁸ <https://www.kingston-ny.gov/news/?FeedID=1957>

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3. Restrict STR Nights Per Year

The Village could consider restricting the number of days per year that hosts can rent their property. This mechanism aims to protect the community character of neighborhoods by preventing properties from becoming year-round STRs. Washington, DC limits STRs to 90 nights per calendar year.⁹

4. Minimum Stay Requirements

The Village could also explore implementing a minimum stay for STRs. For example, prohibiting one-night stays to help prevent properties from being used for parties. The City of San Diego's STR ordinance incorporates a two-night minimum stay for most STRs¹⁰, whereas the Town of Southampton instituted a two-week minimum stay for all STRs.¹¹

5. Registration and Safety Regulations

If Briarcliff Manor adopts STR regulations, it could require that hosts register their STR properties with the Village and list their property on an approved rental platform. The Village could also mandate that STRs provide fire safety equipment and other measures to ensure the health and safety of visitors. For example, Columbus, Ohio allows their licensing department to revoke a STR permit if there are three or more emergency calls made on a specific property in the previous twelve months.¹²

To cover the cost of administering an STR program, the Village should consider charging STR permitting fees. These fees can be used to fund the operation and enforcement of an STR program. If Briarcliff Manor wants to prohibit STRs, the Village could adopt an ordinance prohibiting rentals of less than 30 consecutive days in residential districts.

⁹ <https://dlcp.dc.gov/page/operating-short-term-rental-district-columbia>

¹⁰ https://www.sandiego.gov/treasurer/short-term-residential-occupancy?utm_source=chatgpt.com

¹¹ <https://www.southamptontownny.gov/FAQ.aspx?QID=562>

¹² <https://www.nlc.org/wp-content/uploads/2022/05/Short-Term-Rental-Regulations.pdf>