



15 Railroad Avenue Suite 101 • Kingston, New York 12401 | 15 West Main Street • Dryden, New York 13503

CALAMAR LANE MOTEL: Consistent with Woodstock Zoning Codes and Districts | Proportional with established Hamlet guest accommodations | An amenity to the Commercial center of Town | A good neighbor as all guest accommodations have proven over years of coexistence with a variety of mixed uses and residential properties.

COMPARISON OF PROPOSED & EXISTING WOODSTOCK HAMLET GUEST ACCOMMODATIONS - SUMMARY & AVERAGE

Lodging Name & Address	Zoning District	# of Units	# of Residential Neighbors	Acres	Units per Acre	Comments
Woodstock Way Hotel	HR	23	9	2.4	9.6	22 1BR & 1 2BR units
Woodstock Inn	HR	21	7	3.5	6.0	3 cottages (2 1BR, 1 2BR), 18 Rooms, several w/multiple beds
Herwood Inn - 148 Tinker Street	HR	4	3	0.232	17.2	4 rooms, with 1 2BR & 3 1BR units
Calamar Lane Motel (proposed)	HC	7	7	1.5	4.7	All 1BR units, 2 w/extra beds
Twin Gables - 73 Tinker Street	HC	10	3	0.255	39.2	7 1BR, 3 2BR units, 20 total beds
Morning Glory Bed & Breakfast - 141 Tinker Street	HC	4	4	0.352	11.4	All 1BR units, live music plays in backyard concerts (website image), "easy access" to Comeau Property
AVERAGE		11.5	5.5	1.37	14.7	

COMPARISON OF PROPOSED & EXISTING WOODSTOCK HAMLET GUEST ACCOMMODATIONS - BY # OF RESIDENTIAL NEIGHBORS

Lodging Name & Address	Zoning District	# of Units	# of Residential Neighbors	Acres	Units per Acre	Comments
Woodstock Way Hotel	HR	23	9	2.4	9.6	22 1BR & 1 2BR units
Woodstock Inn	HR	21	7	3.5	6.0	3 cottages (2 1BR, 1 2BR), 18 Rooms, several w/multiple beds
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Herwood Inn - 148 Tinker Street	HR	4	3	0.232	17.2	4 rooms, with 1 2BR & 3 1BR units

COMPARISON OF PROPOSED & EXISTING WOODSTOCK HAMLET GUEST ACCOMMODATIONS - BY PROPERTY AREA

Lodging Name & Address	Zoning District	# of Units	# of Residential Neighbors	Acres	Units per Acre	Comments
Woodstock Inn	HR	21	7	3.5	6.0	3 cottages (2 1BR, 1 2BR), 18 Rooms, several w/multiple beds
Woodstock Way Hotel	HR	23	9	2.4	9.6	22 1BR & 1 2BR units
Calamar Lane Motel (proposed)	HC	7	7	1.5	4.7	All 1BR units, 2 w/extra beds
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Herwood Inn - 148 Tinker Street	HR	4	3	0.232	17.2	4 rooms, with 1 2BR & 3 1BR units

COMPARISON OF PROPOSED & EXISTING WOODSTOCK HAMLET GUEST ACCOMMODATIONS - BY UNIT COUNT

Lodging Name & Address	Zoning District	# of Units	# of Residential Neighbors	Acres	Units per Acre	Comments
Woodstock Way Hotel	HR	23	9	2.4	9.6	22 1BR & 1 2BR units
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COMPARISON OF PROPOSED & EXISTING WOODSTOCK HAMLET GUEST ACCOMMODATIONS - BY UNITS PER ACRE

Lodging Name & Address	Zoning District	# of Units	# of Residential Neighbors	Acres	Units per Acre	Comments
Twin Gables - 73 Tinker Street	HC	10	3	0.255	39.2	7 1BR, 3 2BR units, 20 total beds
Herwood Inn - 148 Tinker Street	HR	4	3	0.232	17.2	4 rooms, with 1 2BR & 3 1BR units
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Woodstock asked to increase number of short-term rental permits



The town of Woodstock, N.Y., town offices on Comeau Drive on Aug. 11, 2021. (Tania Barricklo/Daily Freeman)

Short Term Rentals are not the solution, even as the Town Supervisor McKenna has asked the Town Board to expand STR permits to residential property owners by almost 20 percent.

Owner occupied Hotels, Motels, Inns and Bed & Breakfasts' located in the Hamlet of Woodstock are the best — and well established — response to welcoming and housing visitors and vacationers to the popular Catskills destination for over one hundred and twenty years.

There are currently only sixty two hotel-type guest suites available for reservations in the Hamlet, which attracts thousands annually. Calamar Motel would increase this very low figure by 11%.

By **WILLIAM J. KEMBLE** | news@freemanonline.com |

PUBLISHED: August 31, 2022 at 1:22 p.m. | UPDATED: August 31, 2022 at 3:53 p.m.

WOODSTOCK, N.Y. — **The Town Board has been asked to increase the number of permits issued for short-term rental properties.**

The request for more than 280 permits to be issued was made during a Town Board meeting last week. Woodstock STR Association spokesman Anthony Perry said the limits have created a situation where some property owners are willing to rent rooms without approval.

Perry added that the town has engaged in “improper classification of short-term rentals as a business as opposed to a residential use of property.”

In 2019, town officials adopted the short-term rental rules. Last year, they modified the limits to include 280 permits to operate rentals for owner-occupied properties and 75 permits for properties that do not have the owner residing on the premises.

Supervisor Bill McKenna said Wednesday there were 15 permits still available for owner-occupied properties. He added that there has also been confusion among some property owners about the permit process.

“I have suggested to the board that we adjust the cap back up to the 340,” he said. “There’s a number of individuals in (the Woodstock STR Association) who were registered with the county and pay sales tax and were under the impression that they were permitted.”

McKenna suggested during the meeting that the association provide a list of property owners who are still seeking a permit. Perry responded that there were about 25 people who need a permit to operate a short-term rental but are concerned about the consequences.

“I think the fear is they’re going to be targeted,” he said.

Perry contends that the law amounts to “targeting of a limited class of property owners ... as being responsible for or significantly contributing to the town’s believed affordable housing challenges.”

The town law was developed after complaints about renters were lodged without the ability to have the property owner be held accountable for noise, litter and trespassing. Under the regulations, rentals are limited to 180 calendar days, including a maximum of 26 weekends. Guests must be provided with copies of noise regulations and a map of neighboring properties. In addition, holders of permits for rental properties who do not live on the premises must designate a person who lives within 10 miles of a rental property.