

**Town of Oneonta Planning Board  
Board Meeting  
Monday, October 17, 2022 at 7pm**

**Present:** Tom Rowe; Dan Baker; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky (Acting Chairman)

**Absent:** Joseph Camarata (Chairman)

**Others Present:** Benjamin Cotter; Todd Hartman

The meeting was called to order at 7:03 PM.

**Public Hearings:** none

**New Applications:** none

**Continuing Business:**

**PB000555 Todd & Kathleen Hartman TMP#300.00-3-61.02; 354 Southside Dr**

Special Use Permit for Short Term Rental Renewal

Todd Hartman was present as requested by the Code Enforcement Office to reappear before the board, due to a complaint received during the baseball season. The complaint stated a team party was pictured on their VRBO ad, captioned plenty of land out back for outdoor activities. Mr. Hartman stated that he was unaware team parties weren't allowed and was advised it was one of the items listed on signed "Conditions" form submitted with application. Acting Chairman Lishansky cautioned Mr. Hartman to be careful what you sign. Mr. Hartman agreed to remove picture and add no team parties to his listing. Board had previously revoked the Special Use Permit in March 2020, as listing included renting out the 3<sup>rd</sup> floor, of which is prohibited in the Town Code for short term rentals. The required annual property maintenance/fire inspection has been performed and passed. Mr. Hartman verified that the third floor was chained off and a sign posted stating "Do Not Enter". He is currently renting to students and has a Special Extension Application before the Zoning Board of Appeals to rent to more than 2 unrelated individuals. The board discussed their concerns at length and options discussed.

**Motion** made by Reggie McGuinness and seconded by Tom Rowe to deny the Special Use Permit for short term rental renewal and that he can reapply in five months (March 2023). All ads are to be taken down and there is to be no renting short term (less than 90 days).

**Absent:** Joseph Camarata

**Abstain:** Daniel Baker

**VOTE:** Ayes 4, Nays 1 **MOTION CARRIED**

**PB000447 Benjamin & Kirstin Cotter TMP#300.00-3-18.00; 212 Southside Dr**

Special Use Permit for Short Term Rental Renewal

Benjamin Cotter was present as requested by the Code Enforcement Office to reappear before the board, due to a complaint received during the baseball season. The required annual property maintenance/fire inspection and complaint follow-up was performed on October 12, 2022. Applicant advised tenant was disgruntled, as told no smoking on premises. Mr. Cotter addressed loft that is not a sleeping compartment and stated he can add bunk beds in the existing floor plan to cover reservations. He was cited for deck guardrail to be corrected to prevent passage of 4" sphere and is due for reinspection on November 14.

**Motion** made by Daniel Baker and seconded by Breck Tarbell to renew the Special Use Permit for short term rental, once the re-inspection is performed and a Fire Inspection Certificate issued.

**Absent:** Joseph Camarata

**VOTING:** Unanimous. **MOTION CARRIES**

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA

November 7, 2022  
  
CHAIRMAN

Town of Oneonta Planning Board  
Board Meeting  
Monday, October 17, 2022 at 7pm

**Discussions:** none

**Minutes:**

Minutes were reviewed by the board from September 19, 2022 board meeting.

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to approve the minutes.

**ALL IN FAVOR          MOTION PASSED**

**Adjournment:**

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to adjourn at 8:15 PM, with the next scheduled meeting November 7, 2022 at 7:00 PM.

**ALL IN FAVOR          MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA

November 7, 2022

Robert L. Leland

CHAIRMAN