



**Minutes
Town of Oneonta
Town Board
Legislative Committee
Monday, February 2, 2026
4:30 PM**

Present for the Legislative Committee Meeting:

Legislative Committee Chair- Teresa DeSantis, Town Supervisor Will Rivera (by phone)

Town Council Members Present: Patricia Riddell-Kent, Joe Camarata, Brett Holleran

Members of the Public: Dave Koehn

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**The Town of Oneonta Town Board- Legislative Committee- Regular Meeting opened at 4:30 PM. Legislative Committee Chair- Teresa DeSantis led the discussion.**

**New Business:**

- Work on making all Town Laws available on the Town's Website (Teresa/Ryan).**
- Work on locating, organizing, and updating the Town's Policies and Procedures (Teresa/Nicole)- as recommended by NYS-OSC.**

**Legislative Committee Chair Teresa DeSantis stated that she wished to work on the following above items of getting all the Town's laws up on the Town's Website and/or E-Code, working with the Town Clerk Ryan Pereira on the project. She noted that the Town's laws only go back to 2006 on the E-Code. A discussion followed over where to place other items such as the Town Board Minutes- ie. should they be placed both on the Town Website and the E-Code. Teresa stated that there was a spot on the E-Code for the laws, minutes, and related**



documents. Town Board member Joe Camarata recommended keeping some of the recent Town Board minutes on the Town Website, where they can be readily accessible. Teresa mentioned the archive ability of the E-Code, as being a good place to permanently store digital copies of the Town's laws, minutes, and committee meetings.

Chair Teresa DeSantis just returned back from the NYSAOT/OSC NETO Training for Newly Elected Town Officials. One of the topics discussed was to make it a priority to work on locating, organizing, and updating the Town's Policies and Procedures, as recommended by the NYS-OSC. Teresa will work with the Town Bookkeeper Nicole Camarata, to locate all the Town's current Policies and Procedures, and make them accessible in a physical and digital location. Nicole has already done the work of locating all the current Town's Policies and Procedures and placed them in a 3 ring binder. The next step will be to look at the NYS-OSC's list of required and recommended procedures, and to make sure the Town has reviewed and adopted all of the required policies and procedures. While going through this list, the Town should also look at the recommended policies and procedures, and see which should be adopted. Some policies and procedures may need to have a higher priority to be looked at. The plan is to work through this project over the course of the following year, and see how much progress can be made. This will be an ongoing process. As recommended policies and procedures are drafted, they will come through the Legislative Committee and end up at the Town Board and with the Town Attorney(s) for their review.

**From the Town Supervisor and the Town Attorney:**

- Review Proposed Local Law #1 of 2026- Create New Chapter 65 to Town Code- "Professional Consultation Fees"

The new Town Attorney(s) are recommending that we adopt a proposed local law for Professional Consultation Fees at our earliest convenience. This law will provide a way for the Town to receive money up front, to be held in an escrow account, from an applicant if engineering studies need to be done, normally in conjunction with larger applications in front of the Town at the Town Board, Planning Board, or Zoning Board levels. Many Towns in New York State have a version of this law on their books, and it will be helpful to the Town. There was agreement from the committee members and attendees at the meeting that this should move forward to the Town Board level.



**From the Public:**

- Request from the Oneonta Veterans for a Local Law re: State Law (Senate Bill 2025-S1183)- "An act to amend the real property tax law, in relation to establishing a real property tax exemption for veterans who have a one hundred percent service connected disability"

- Request from Habitat for Humanity for a Local Law: re: State Law on "Fair Taxation", recently passed by the Governor, for low to moderate income families that partner with a housing non-profit that uses State subsidies- Town has choice of "opting in."

The above was reviewed by the Legislative Committee, and discussion was had by all the attendees of the meeting. Discussion included the number of anticipated participants in these programs if we were to offer the above assessment exemptions. It was noted that we needed additional information from the Assessor if we decided to move forward. Town Board Member Joe Camarata referred to his NYAOT Town Laws Manual, 2026 addition, to pages 165-166, with a concern that any proposed laws affecting assessments may need to go before the public in the form of a permissive referendum. We should check with the Town Attorney(s) on this. It was decided that we needed more information and more time to review these two requests before a decision could be made.

**NEW BUSINESS:**

-Elizabeth Cramer and Nicholas Weir- Request for a Zoning Map Amendment- PDD/R to RA-40 for 4377 State Highway 7, TM # 299.21-1-1.13:

The Legislative Committee then discussed the request of Nicholas Weir and Elizabeth Cramer for a Zoning Map Amendment from PDD/R to RA-40 for 4377 State Highway 7, TM # 299.21-1-1.13. A copy of the application for a Zoning Map Amendment was received by the Town Codes office with a stamped receipt date of 9-23-25. It was noted that the Planning Board may have had a discussion on the application in the fall. A long discussion followed. It was recommended that the application be thoroughly reviewed by the Codes office, and further details be requested by the Codes Officer regarding the specific use of the property proposed, and to provide detailed site plan information. Also, the Legislative



**Committee would like to have the Town Attorney(s) further review this application and add their recommendations.**

**Note: While the Legislative Committee did not have the following information in front of them while in the meeting, here is an excerpt of the Planning Board's discussion of the application- from the Town of Oneonta Planning Board Minutes, November 3, 2025 Planning Board Meeting:**

**Town of Oneonta Planning Board  
Board Meeting  
Monday, November 3, 2025 at 7pm**

**Discussions:**

Chair Lishansky advised that the Town Board had referred a Zoning Map Amendment Application for 4377 St Hwy 7/TMP#299.21-1-1.13 by Elizabeth Cramer and Nicholas Weir to change the zoning from PDD-R Senior Living Community back to an RA40. This parcel is part of Mildred Parish farm TMP#299.00-1-17.00 that was rezoned from RA40 to PDD-R Senior Care Facility & Town Houses per LL2007-05. The board had some confusion as the applicants had been in attendance August 18, 2025. Applicants were questioning the process for a home occupation, converting one of the barns into a residence, short term rentals, and a yoga studio. Ms. Cramer and Mr. Weir are interested in purchasing the parcel and have filed a zoning map amendment application with the Town Board 9/23/2025 to use the house for short term rentals, as well as a primary residence. Short term rentals are not an allowable use in a senior living community. This property is situated next to 2 senior living communities (Plains of Parish and Peaceful Flats) to the right and rear of the parcel, a .21 acre lot with a single family residence and NYSDOT on the left. The properties on the other side of St Hwy 7 are zoned ID2. After the board discussion, the board agreed their recommendation is that there not be a zoning change, because there is no hardship or overwhelming reason to change it. There shouldn't be a change in zoning, because somebody wants to do what isn't allowed. The board is not in favor of a zone change, as it would be a self-created hardship.

**Short Term Rental Task Force Established:**

**A Short Term Rental Task Force Committee was established by resolution in the January 14th Regular Town Board meeting. The Chair of the Committee is Patricia Riddell-Kent. The core members of the committee are Patricia Riddell-Kent- Deputy Town Supervisor and Town Council Member, Teresa DeSantis-**



**Town Council Member, Reggie McGuinness- Chair of the Planning Board, and Jenny Koehn, member of the Planning Board. An additional 7 members of the public will be selected by the process of reviewing letters of interest. Patricia Riddell-Kent is planning to meet twice a month, with meeting dates and times to be established.**

**Communications/Privilege of the Floor:**

**Patricia Riddell-Kent thanks Teresa for her hard work and attention to detail on the Legislative Committee.**

**Town citizen and resident David Koehn was in attendance at the Legislative Committee meeting. He mentioned his ongoing interest in improving the regulation of campgrounds in the Town. He reminded the Legislative Committee of the resident petition of 800 signatures which he submitted on behalf of a campground moratorium about two years ago to the Town Board. He also asked what the Town's process was for the record retention and filing of documents which interested members of the public submit at Town Board, Planning Board and Zoning Board meetings. He asked what happens to the documents submitted. Are they retained in such a way that they can be retrieved in the case of a FOIL request? He also asked what the retention time is for such materials? He asked that the materials/petitions received by the Town from the public be kept in the Town's files in a place where they can be accessed for future review.**

**Dave Koehn is asking that the Town consider a revision of the Watershed Overlay District Law to add a section prohibiting the establishment of campgrounds within the Watershed Overlay District. He discussed the possibility of considering prohibiting or regulating other high intensity uses in the Watershed Overlay District. He recommended that the Legislative Committee and Town Board review the Watershed Overlay District Law and consider the above proposed considerations.**

**Legislative Committee Minutes Presented:**

**- January 5th, 2026 Legislative Committee Minutes**



**Communications/Privilege of the Floor:**

**Note: Next Meeting: Monday, March 2, 2026, 4:30 pm.**

**The Town of Oneonta Legislative Committee meeting adjourned at 5:52 PM.**

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**Respectfully Submitted- Teresa DeSantis    Town of Oneonta- Legislative  
Committee Chair, Town Council Member**

