

**Town of Oneonta Planning Board  
Board Meeting  
Monday, March 2, 2026 at 7pm**

**Present:** Edward Dower; Dan Baker; Breck Tarbell, Tom Rowe; Rob Lishansky; Reggie McGuinness (Chairperson)

**Absent:** Jenny Koehn

**Others Present:** Corinne Cavanaugh; Brady Begeal; Rich Harlem; Ernest Taranto; Tasi Karabinis; Jacqueline Scanlon; Todd Scanlon; Kyle Hartough; Doug Johnson; Melissa Jervis

The meeting was called to order at 7:02 PM. Chairperson Reggie McGuinness acknowledged the new Town legal team Corinne Cavanaugh and Brady Begeal of Coughlin & Gerhart, LLP and thanked them for their presence.

**Minutes:**

Minutes were reviewed by the board from February 16, 2026 board meeting.

**Abstain:** Edward Dower; Reggie McGuinness

**Motion** made by Dan Baker and seconded by Rob Lishansky to approve the minutes.

**ALL IN FAVOR                      MOTION PASSED**

**Public Hearing:**

**PB000735 Jacqueline and Todd Scanlon TMP#287.00-1-32.00; 38 Club Ave**

Special Use Permit Application for short term rental

**Motion** made by Rob Lishansky and seconded by Dan Baker to open the public hearing.

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

Jacqueline and Todd Scanlon were present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit application for short term rental and asked if anyone was in attendance to speak for or against the application. No one came forward and the board had no additional questions. Chair McGuinness noted approval would have to include the condition no sleeping quarters in basement.

**Motion** made by Breck Tarbell and seconded by Tom Rowe to close the public hearing.

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

**Motion** made by Dan Baker and seconded by Ed Dower that the Special Use Permit for short term rental will not have a negative impact on the environment

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

**Motion** made by Rob Lishansky and seconded by Tom Rowe to approve the Special Use Permit for short term rental with condition no sleeping quarters in the basement.

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

**New Applications:**

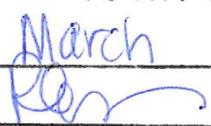
**PB000737 Lesley Harlem/Kyle Hartough TMP#287.00-2-9.00; 179 Woodstream Ln**

Special Use Permit Application for short term rental

Kyle Hartough was present to represent the Special Use Permit application for short term rental of their single family residence. Chair McGuinness asked if he had any questions regarding the signed "Conditions" form and he stated not at this point. Tom Rowe, board member questioned the 4 bedroom floor plan with 2 of the bedrooms marked closed to the public. Applicant clarified that 2 bedrooms will be used for the storage of their personal items, not part of rental. The required property maintenance/fire inspection has been performed and passed. They will be managing the property themselves and will be remaining local, as well as other family members if needed. They are not intending to rent for a couple years, but want to secure the permit to rent to baseball families.

**Motion** made by Tom Rowe and seconded by Rob Lishansky to set a public hearing for March 16, 2026 at or about 7:05 PM.

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

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
March 16, 2026  
  
CHAIRMAN

**Town of Oneonta Planning Board  
Board Meeting  
Monday, March 2, 2026 at 7pm**

**PB000739 Douglas Johnson TMP#288.00-2-36.02; 244 Cemetery Hill Rd**  
Special Use Permit Application for short term rental

Douglas Johnson was present to represent the Special Use Permit application for short term rental of 3 bedroom single family residence rental property. He lives locally and will be managing the property himself. The required property maintenance/fire inspection has been performed and passed.

**Motion** made by Breck Tarbell and seconded by Dan Baker to set a public hearing for March 16, 2026 at or about 7:10 PM.  
**VOTING:** Unanimous. **MOTION CARRIES**

**Continuing Business:**

**PB000693/PB000745 5009 South Side Realty LLC/Tasi Karabinis TMP#300.11-1-8.00; 5009 St Hwy 23**  
Site Plan Review Application updated site plan for 2385sf restaurant

The Planning Board gave a conditional site plan approval on April 7, 2025 for a 2300 sf retail wood or steel building for a bank or restaurant with drive thru and was advised to return when he had tenant information. Tasi Karabinis came forward to present the updated Site Plan dated February 25, 2025 for a 2385sf restaurant with a drive thru digital pickup window. He gave an overview of the site, showing the adjacent property 5001 retail center that he owns and the recently purchased 5009 parcel, former House of Brides. The plan is to allow access to the traffic light thru the Well Now Plaza, that has a pedestrian crossing to the mall across the street. The restaurant will have a pickup lane, but there is no ordering on site. The pickup lane will be used for orders that are placed thru the Chipolte app. Chair McGuinness acknowledged easement paperwork. Mr. Karabinis advised it was the proposed easement language, but that it had not been executed. Corinne Cavanaugh, Town Attorney offered to discuss adding to Section 10 condition to easement that any amendment or termination be conditioned upon site plan modification approval by the Town of Oneonta. It was verified there was a fence along the side of NYS land side of the property. The NYSDOT sidewalk plan was discussed and board agreed that tying into DOT sidewalk, connection at existing traffic light and pedestrian crossing to the mall safest, as from there the proposed sidewalk extends on mall side of highway to Walmart. Information was provided as requested regarding the parking lot lights, wall packs, and hours of operation (7 days/week 10:45AM-11PM, closed on certain holidays).

**Motion** made by Dan Baker and seconded by Breck Tarbell that the Site Plan Review Application will not have a negative impact on the environment  
**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Rob Lishansky and seconded by Tom Rowe to approve the Site Plan prepared by Herrmann Engineering, PLLC, dated February 25, 2026 with the inclusion of proposed easement wording that will be drawn up between the attorneys and the applicant that any amendment or termination of easement be conditioned upon site plan modification approval by the Town of Oneonta, and the applicant to meet all the conditions of NYSDEC, NYSDOT, and NYSDOH.  
**VOTING:** Unanimous. **MOTION CARRIES**

**Discussions:**

Chair McGuinness introduced the legal team to the board members, for those who didn't get the chance before the meeting.

**Adjournment:**

**Motion** made by Dan Baker and seconded by Rob Lishansky to adjourn at 7:45 PM, with the next scheduled meeting March 16, 2026.  
**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,  
Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
March 16, 2026  
Ken  
CHAIRMAN