

**Town of Oneonta Planning Board
Board Meeting
Monday, May 19, 2025 at 7pm**

Present: Ed Dower; Breck Tarbell; Jenny Koehn; Rob Lishansky; Reggie McGuinness (Chairman)

Absent: Dan Baker; Carla Balnis

Others Present: Bobby Banhart; Monica Anderson; Cindy Shuttters; Amy Fletcher-Foster; Ken LeBeau

The meeting was called to order at 7:00 PM.

Minutes:

Minutes were reviewed by the board from May 5, 2025 board meeting.

Motion made by Rob Lishansky and seconded by Breck Tarbell to approve the minutes.

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

June 2, 2025
Ken
CHAIRMAN

Public Hearing:

PB000702 643 Double Play LLC/Kyle Kelley-Bobby Banhart TMP#299.00-2-3.00; 1711 Co Hwy 48

Special Use Permit Application for short term rental

Motion made by Rob Lishansky and seconded by Jenny Koehn to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Bobby Banhart was 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 present to speak for/or against the application. A neighbor asked what it was about and Chair McGuinness advised that the property owners want to rent on a short-term basis for baseball rentals and that it is an allowable use in the Town of Oneonta with a Special Use Permit. She advised that there is a checklist for them to follow. If there was an area of concern, they should reach out to the homeowner first, to give them the opportunity to listen and address their concern. If the issue is not resolved, then a written complaint should be sent to the Code Enforcement Office. The permits are subject to an annual renewal and permits have been revoked. Neighbors expressed concern regarding speed of the traffic, to include tractor trailers, site distance and the deteriorating County bridge. It was clarified that the road and bridge are under the jurisdiction of the Otsego County Highway Department and any concerns would have to be addressed with the Highway Department. Signage was brought up regarding children at play, no turn around and signs for rental to clearly identify property. One resident asked if there was a noise ordinance and it was confirmed yes 10:00PM. Ken LeBeau advise that his horses fence goes around the back of this property and that it is an electric fence. He would like the tenants to be told that the fence is electric. The horses are friendly, but children and dogs are not allowed, without being accompanied by owner. It is a matter of safety for all concerned. Chair McGuinness advised the applicant that their ad needed to be updated to state sleeps 10 and applicant acknowledged he had noted that change to be made.

Motion made by Breck Tarbell and seconded by Ed Dower to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Ed Dower that the Special Use Permit will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn to approve the Special Use Permit for short term rental with the condition that ad is updated to sleeps 10.

VOTING: Unanimous. **MOTION CARRIES**

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New Applications: none

Continuing Business: none

Discussion:

Chair McGuinness shared that the Town Board may be making some modifications to the "Conditions of Short-Term Rental" form. She is waiting for clarification and will share with the board at that time. Rob Lishansky questioned if making recommendations or changes? Chair McGuinness stated she understands it to be changes. The Board felt that if any changes were being made, that it should be first brought before the Planning Board, since they are the Board that has to abide by it. Members questioned why the Town Board would be redoing a Planning Board form, that specifically contains information regarding the initial approval only for a Special Use Permit. The board consensus at the last Planning Board meeting, was that the current form is working, as there were no complaints filed last year and no changes were necessary. The Town Boards intent to send out a modified form with all renewals annually, as well as include in with the new applications for Special Use Permit for Short Term Rental with specific items that are renewal vs. initial approval, and items covered in required annual inspection, seem redundant and perhaps there should consider using 2 different forms.

Adjournment:

Motion made by Rob Lishansky and seconded by Ed Dower to adjourn at 7:50 PM, with the next scheduled meeting June 2, 2025 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
June 2, 2025
Ken
CHAIRMAN