

**Town of Oneonta Planning Board
Board Meeting
Monday, October 5, 2026 at 7pm**

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

Absent: none

Others Present: Howard L Trask; Tamer Morsy; Tracey & David Ranieri; Tim Mullinnex; Bridgett Daggy; Mary A Dowdell; Barbara Brown; Jonathan Philby; Cindy McCarthy; Thomas Patterson; Kim Frazier; Kathy & Derrick Stein; Jacquelyn Christensen; Joanne Johnston; Lynn Snyder; Jody & Bob Wisse; John Imperato; Eamonn Hinchey; Mike Wakin

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

Minutes:

Minutes were reviewed by the board from September 8, 2026 board meeting.

Motion made by Jenny Koehn and seconded by Tom Rowe to approve the minutes.

Abstain: Reggie McGuinness; Rob Lishansky; Dan Baker

ALL IN FAVOR MOTION PASSED

Minutes were reviewed by the board from September 21, 2026 board meeting.

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

Abstain: Breck Tarbell

ALL IN FAVOR MOTION PASSED

Public Hearings:

PB000769 Dorothy Lingner/Kimberly Frazier TMP#299.06-2-31.00; 6 Mohigan Dr

Special Use Permit Application for short term rental

Motion made by Rob Lishansky and seconded by Breck Tarbell to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Kimberly Frazier, authorized representative and local contact was present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit Application for short term rental of 3 bedroom single family residence and asked if anyone was present to speak for or against the application. Several residents spoke voicing concerns for the number of short term rentals in the neighborhood and the impact on the neighborhood, housing/rental market, as well asking clarification if approvals just for baseball rentals. It was clarified that while many rentals are primarily for baseball, they are not being purchased by Cooperstown All Star Village and that short term rental in the Town of Oneonta is any rental less than 90 days. Jodie Wisse spoke sharing that she has had no issues in over six years and stated that the houses are being kept up, with the lawns mowed, and tenants gone most of the day. Chair McGuinness shared that it is an allowable use and that if they meet the criteria the Planning Board has to approve. She encouraged residents to share their concerns with the Town Board, as the Town Board is a legislative board. The board had no further questions.

Motion made by Dan Baker and seconded by Ed Dower to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Dan Baker to approve the Special Use Permit for Short Term Rental with the condition of supplying the Code Enforcement Office with the Certificate of Authority registration number from the Otsego County Treasurer Office.

VOTING: Unanimous. **MOTION CARRIES**

PB000770 Kimberly Frazier TMP#300.11-1-27.01; 273 Southside Dr

Special Use Permit Application for short term rental

Motion made by Tom Rowe and seconded by Dan Baker to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
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Kimberly Frazier was present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit Application for short term rental of her 3 bedroom single family residence and asked if anyone was present to speak for or against the application. No one came forward and the board had no questions or concerns for the applicant.

Motion made by Rob Lishansky and seconded by Tom Rowe to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Rob Lishansky to approve the Special Use Permit for Short Term Rental with the condition of supplying the Code Enforcement Office with the Certificate of Authority registration number from the Otsego County Treasurer Office.

VOTING: Unanimous. **MOTION CARRIES**

PB000771 David & Cindy McCarthy TMP#274.00-2-37.00; 752 St Hwy 205

Special Use Permit Application for short term rental

Motion made by Breck Tarbell and seconded by Jenny Koehn to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

David & Cindy McCarthy were present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit Application for short term rental of 3 bedroom single family rental and asked if anyone was present to speak for or against the application. Board members clarified that rentals were for anyone looking for housing in the area i.e. baseball, graduations, traveling nurses. Chair McGuinness advised that there had been no formal complaints last year and if there were an issue that their first contact should be to the homeowner. If the issue is not resolved, that they should file a written complaint with the Code office and applicant would be asked to reappear before the board. The board had no questions or concerns for the applicant.

Motion made by Tom Rowe and seconded by Rob Lishansky to close the public hearing.

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 of supplying the Code Enforcement Office with the Certificate of Authority registration number from the Otsego County Treasurer Office.

VOTING: Unanimous. **MOTION CARRIES**

PB000776 Tim Mullinnex TMP#289.14-1-8.00; 121 Hillside Dr

Special Use Permit Application for short term rental

Motion made by Breck Tarbell and seconded by Jenny Koehn to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

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Tim Mullinnex was present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit Application for short term rental of his 3 bedroom single family residence and asked if anyone was present to speak for or against the application. Jon Philby expressed concern over noise (Constable doesn't work 10PM to 7AM for enforcement), unknown people in the neighborhood, and limit housing availability. He supports all the small businesses they help and while the Town receives a cut of the tax collected, he doesn't receive a benefit in his tax bill. Chair McGuinness advised should there be an issue, the first contact should be the homeowner and then local law enforcement i.e. Otsego County Sheriff, NYS Police. She stated that several homeowners have installed noise monitors, so they are alerted. While the board has revoked permits, the homeowners want a good experience, want a good rating. Jacqueline Christensen questioned the point of a public hearing, when opinion doesn't matter. Board members advised that it was a public announcement that homeowner was seeking approval for a Short Term Rental and a time for neighbors to let the Board know of any issues, as well as a meet owner. Mr.

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Mullinnex stood to introduce himself and stated he takes great pride in his home, he would appreciate you looking after and notifying him of any issues. Rob Lishansky noted the inspection listed a hot tub and that the safeguards provided met code. The applicant verified that it had a locking lid (key lock) and that he probably will keep locked.

Motion made by Dan Baker and seconded by Ed Dower to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Rob Lishansky to approve the Special Use Permit for Short Term Rental with the condition that no sleeping units in the basement, basement door to be locked, and supplying the Code Enforcement Office with the Certificate of Authority registration number from the Otsego County Treasurer Office.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000773 Howard Trask TMP#308.00-2-24.01; Pony Farm Rd

Minor Subdivision Application

Howard Trask was present to represent the Minor Subdivision application to split the parcel that sits on both sides of Pony Farm Road, as divided by the road. Mr. Trask came forward to go over proposed subdivision on survey map. The 2.165acre (Lot 1) parcel with a barn, is adjoining to the parcel containing his personal single family residence. He uses the barn for his personal storage and firewood. He advised his son wants the 7.273 acre (Lot 2), to protect his view of the hills from his single family residence. The applicant verified there is no planned construction on either of the proposed parcels. He expressed down the road, he may incorporate his personal residence with adjoining Lot 1. No non-conformities will be created.

Chair McGuinness stated that it was an unlisted action, therefore SEQRA review will be required.

Motion made by Tom Rowe and seconded by Rob Lishansky to declare unlisted action under SEQRA, subject to the Planning Board review of the environmental assessment form, the board will review, and set a public hearing at the next meeting.

VOTING: Unanimous. **MOTION CARRIES**

PB000777 Spotted Pony Farm LLC/Robert Turrell TMP#274.00-2-1.01; 137 Co Hwy 11

Special Use Permit Application for short term rental

John Imperato, authorized representative and local contact was present to represent the Special Use Permit application for the short term rental of 4 bedroom single family residence. He advised that the family lives in Montana and that the home has been in the family for 4 generations. They want to keep it and this is an option for them, should they financially need to. If do list, while he will remain the local contact, he will probably hire someone to manage. Chair McGuinness verified there were no questions regarding the "conditions" form.

Motion made by Jenny Koehn and seconded by Breck Tarbell to set a public hearing for October 19, 2026 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000778 Morsy Capital Property LLC/Tamer Morsy TMP#287.19-1-41.02; 8 Blanchard Ave

Special Use Permit Application for short term rental

Tamer Morsy was present to represent the Special Use Permit application for the short term rental of 2 bedroom single family rental residence. He and his family live locally and they have a small restaurant on Chestnut Street "Star Mix". They will be managing the property themselves and most likely be listing on Airbnb. Chair McGuinness verified that he had no questions regarding the "Conditions" form.

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Motion made by Jenny Koehn and seconded by Rob Lishansky to set a public hearing for October 19, 2026 at or about 7:10 PM.
VOTING: Unanimous. **MOTION CARRIES**

PB000779 Oneonta Country Club/Tracey Ranieri TMP#287.00-1-25.00; Co Hwy 8
Site Plan Review Application

Chair McGuinness stated the next item on the agenda was for the Oneonta Country Club. Kermit Weaver, Club President has authorized Tracey Ranieri to present the Site Plan Review application to construct a 2 stall (8'x16') restroom between Tee Box #8 and green #13 to replace an existing porta-johns. Since Ms. Ranieri is Chair McGuinness's sister-in-law, she recused herself and turned the meeting over to Rob Lishansky to be Acting Chair for this application. Ms. Ranieri advised that the Club Board had been considering this project for years and that she had met with Clinton Rearick, Code Official to go over possible locations. She advised while the preferred area would be near the bridge, that area is a NYS wetland. Acting Chair Rob Lishansky verified that the whole project was for a restroom building, new well, septic system, pad, associated excavation and drainage. He stated that it appears to be a Type II action, an accessory, nonresidential construction under 4,000sf, not involving a change in zoning or a use variance, consistent with local land use, therefore no further SEQRA review and exempt from County referral. Chair Lishansky confirmed that the Code office had received the Septic Permit Application to include engineered septic system plans and that it had been approved.

Motion made by Dan Baker and seconded by Tom Rowe to approve the Site Plan Review Application for the proposed restroom with condition of satisfying requirements of NYSDOH.

Abstain: Reggie McGuinness

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions: none

Adjournment:

Motion made by Breck Tarbell and seconded by Dan Baker to adjourn at 8:04 PM, with the next scheduled meeting October 19, 2026 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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CHAIRMAN