Town of Oneonta Planning Board
Board Meeting
Monday, October 19, 2026 at 7pm

Present: Edward Dower; Dan Baker; Breck Tarbell; Jenny Koehn; Tom Rowe; Rob Lishansky; Reggie McGuinness (Chairperson)
Absent: none
Others Present: Corinne Cavanaugh (Town Attorney); Richard L Ploutz; Brianna Utter; Brian Utter; Dave Rowley; Peter J Christiano; John Imperato; Tamer Morsy; Rhea Nowak; Tim Ploss; Dan Hooper

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
November 2, 2026
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CHAIRMAN

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

Continuing Business:

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

Howard Trask presented the Minor Subdivision Application at the board meeting on October 5, 2026, proposing splitting the parcel into 2 lots (2.165 and 7.273 acres), with no planned construction. The applicant had requested that a public hearing be scheduled for November 16, 2026.

Motion made by Tom Rowe and seconded by Ed Dower to set a public hearing for November 16, 2026 at or about 7:05 PM.
VOTING: Unanimous. **MOTION CARRIES**

Minutes:

Minutes were reviewed by the board from October 5, 2026 board meeting.
Motion made by Dan Baker and seconded by Jenny Koehn to approve the minutes.
ALL IN FAVOR **MOTION PASSED**

Public Hearings:

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

Motion made by Breck Tarbell and seconded by Jenny Koehn to open the public hearing.
VOTING: Unanimous. **MOTION CARRIES**

John Imperato, 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 4 bedroom single family residence and asked if anyone was present to speak for or against the application. Dave Rowley stood and stated that he was in support of the family effort to keep the property that has been in their family over 100 years. The board had no further questions. Chair McGuinness stated that it was a Type II action under SEQRA and no further action necessary.

Motion made by Dan Baker and seconded by Rob Lishansky to close the public hearing.
VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Tom Rowe 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**

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PB000778 Morsy Capital Property LLC/Tamer Morsy TMP#287.19-1-41.02; 8 Blanchard Ave
Special Use Permit Application for short term rental

Motion made by Jenny Koehn and seconded by Breck Tarbell to open the public hearing.
VOTING: Unanimous. **MOTION CARRIES**

Tamer Morsy was present and the notifications were verified. Chair McGuinness opened the public hearing for the Special Use Permit application for the short term rental of 2 bedroom single family rental residence. Chair McGuinness stated for the record that a letter was received from Patricia and Charles Lowe, the letter was forwarded to the Board members via email, and that the Board members had reviewed. Chair McGuinness then asked if anyone was in attendance to speak for or against the application. Rhea Nowak stood to share neighborhood concerns with houses bare, not knowing their neighbors, people staying there that are not tax payers, and they have different hours. Mr. Morsy's son stood to address the Board advising that they live locally on School House Lane, have a restaurant on Chestnut Street and rentals help them stay in the community.

Motion made by Tom Rowe and seconded by Rob Lishansky to close the public hearing.
VOTING: Unanimous. **MOTION CARRIES**

Chair McGuinness stated it was a Type II action under SEQRA, therefore no further action required and the board had no additional questions. She advised that the Planning Board is not a legislative board and if it meets the criteria that the board has to approve. There have been no complaints in the last year. If an issue arises the first contact should be to the homeowner and then local law enforcement if necessary. If the issue is not resolved, make a formal (written) complaint to the Code Office and applicant will be brought back before the board. The board can and has revoked permits. She shared that the Town Board had a committee look at short term rentals and that they had made a recommendation presentation at the last Town Board meeting.

Motion made by Jenny Koehn and seconded by Ed Dower 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**

New Applications:

PB000780 Brian & Cynthia Utter/Brianna Utter TMP#308.00-2-13.02; 179Pony Farm Rd
Special Use Permit Application for short term rental

Brian Utter and his daughter Brianna Utter (authorized representative and local contact) were present to represent the Special Use Permit Application for the 3 bedroom single family residence rental. The home has been in the family for over 60 years. Ms. Utter lives next door to the property and will be overseeing the property, listing on Airbnb. Mr. Utter lives on the parcel behind this home. It was confirmed that there would no access to the basement or attic storage. The property maintenance/fire inspection was performed and passed. Chair McGuinness verified that there were no questions regarding the "Conditions" form.

Motion made by Rob Lishansky and seconded by Breck Tarbell to set a public hearing for November 2, 2026 at or about 7:05 PM.
VOTING: Unanimous. **MOTION CARRIES**

PB000781 Richard L Ploutz TMP#289.00-1-88.01/289.00-1-95.02; 313 Co Hwy 58
Minor Subdivision Application

Richard L Ploutz was present to represent the Minor Subdivision application to gift a 2.204acre section of TMP#289.00-1-88.01 with a portion of TMP#289.00-1-95.02 that is an existing driveway, to his son for future use. The Zoning Board of Appeals granted Mr. Ploutz a Variance on 9/28/26 to reduce the road frontage requirement from 150' to 34.13' for proposed subdivision. The Board

verified that the Parcel "A" includes the access strip from County Highway 58 on survey. Creating a new parcel is an Unlisted Action under SEQRA, therefore will require further SEQRA review to determine significance at the next meeting.

Motion made by Jenny Koehn and seconded by Tom Rowe to set a public hearing for November 2, 2026 at or about 7:10 PM. **VOTING**: Unanimous. **MOTION CARRIES**

Discussions:

CASV Consolidated PDD Application (TB000028, PB000751 and PB000762) – Dan Hooper and Peter Christiano (Barton & Loguidice) were present to give an overview of NYSDOT review of the Traffic Impact Study findings 1) No additional turn lane necessary at NY 205/23 eastern lot driveway ingress/egress. 2) Each site driveway will have one ingress and one egress lane. 3. Confirmed TIS reflects full build out (112 teams, new bunkhouse, both stadiums/field, and parking lots). Dan Hooper advised the next step if no additional inquiries made, would be a Highway Work permit, once they receive the approvals and contractors in place. Rob Lishansky questioned if they had access to traffic study done on Country Club Road, as he felt that the there was already a significant adverse impact to the surrounding roadway. Dan Hooper advised moving the parking across the road will eliminate some of the issues, not increase existing situation. They will now have 3 locations instead of 1, for ingress/egress. Park will have a traffic monitoring plan to include police, flagging, and the pedestrian overpass. Counsel Cavanaugh clarified dependent on the date we receive the Consolidated PDD Application 239 response from Otsego County and is reviewed, will be placed on the next available board agenda for the board to complete the SEQRA review, adopt an updated recommendation addressing the applicable PDD criteria and the consolidated application record, consider and act on the related lot-line changes.

Adjournment:
Motion made by Rob Lishansky and seconded by Ed Dower to adjourn at 7:53 PM, with the next scheduled meeting November 2, 2026 at 7:00 PM.
ALL IN FAVOR **MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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